PRACTICAL HOMES

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Jim Draeger

PRACTICAL HOMES

TENTH EDITION

"Practical Homes" is published as an aid to the home-builder. It is designed to help in the selection of a house best suited to various individual requirements.

The houses selected have been chosen for their attractive design, efficient plan and economy of construction.

The illustrations are architectual renderings and present a vivid picture of the completed house.

PLAN SERVICE

A Plan Service that offers the homebuilder the assistance of experienced house designers.

A complete set of plans consists of elevations, floor plan layouts, details, specifications, lumber and millwork list.

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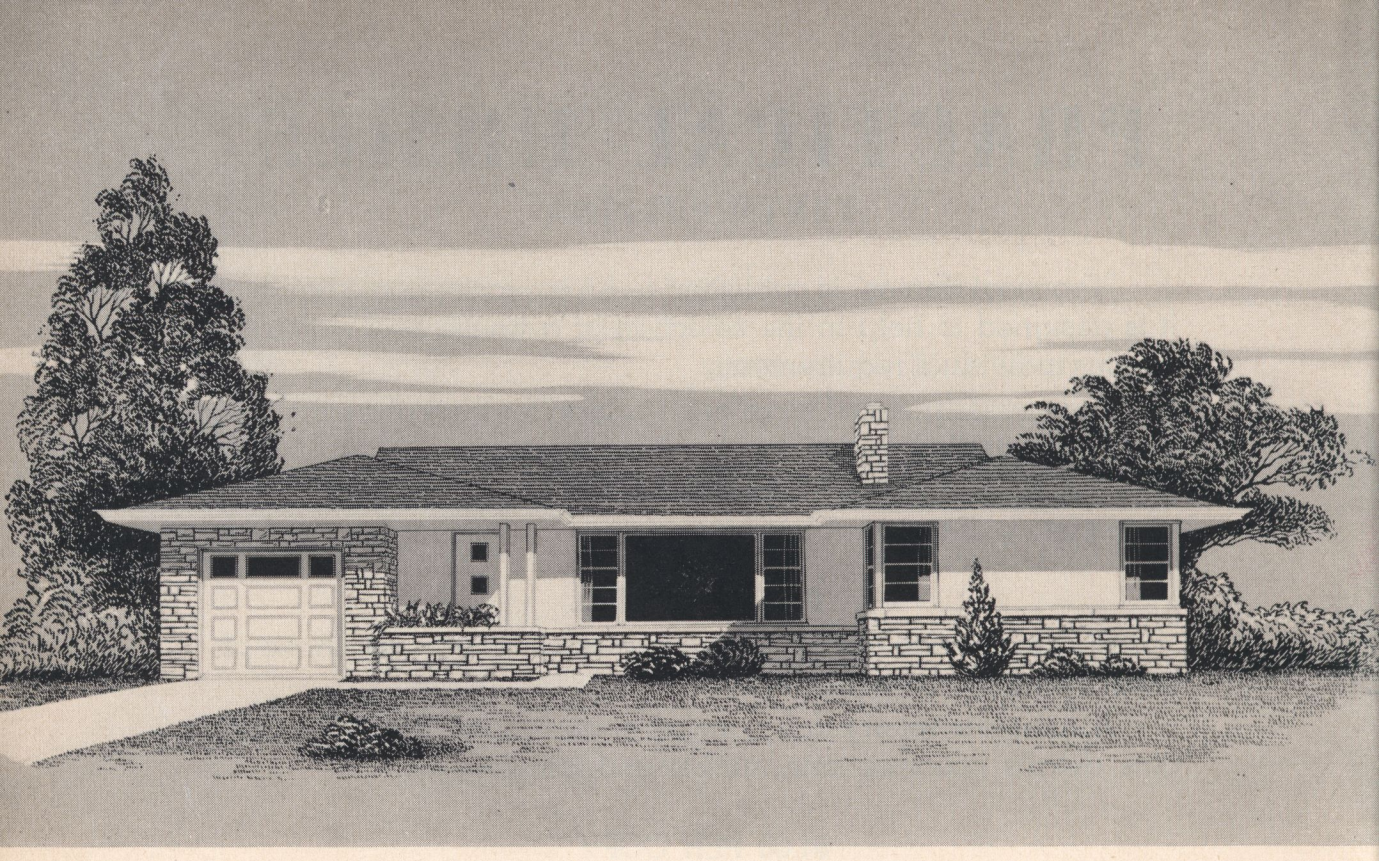
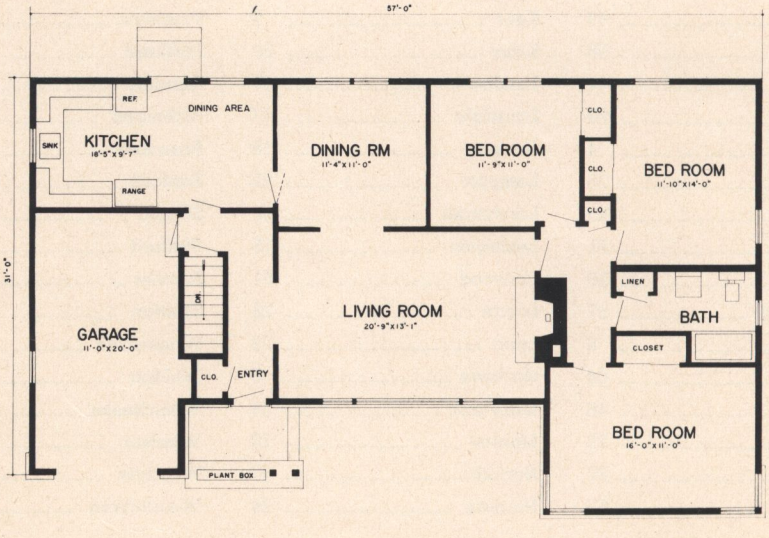


Stafford

THIS attractive three bedroom rambler of stone and wood provides comfortable living for the modern family. The direct access from the front entrance to the kitchen and garage eliminates all unnecessary traffic through the living room. Well sized bedrooms have ample closet space. The extra dining space in the kitchen will be much used for the informal meals.



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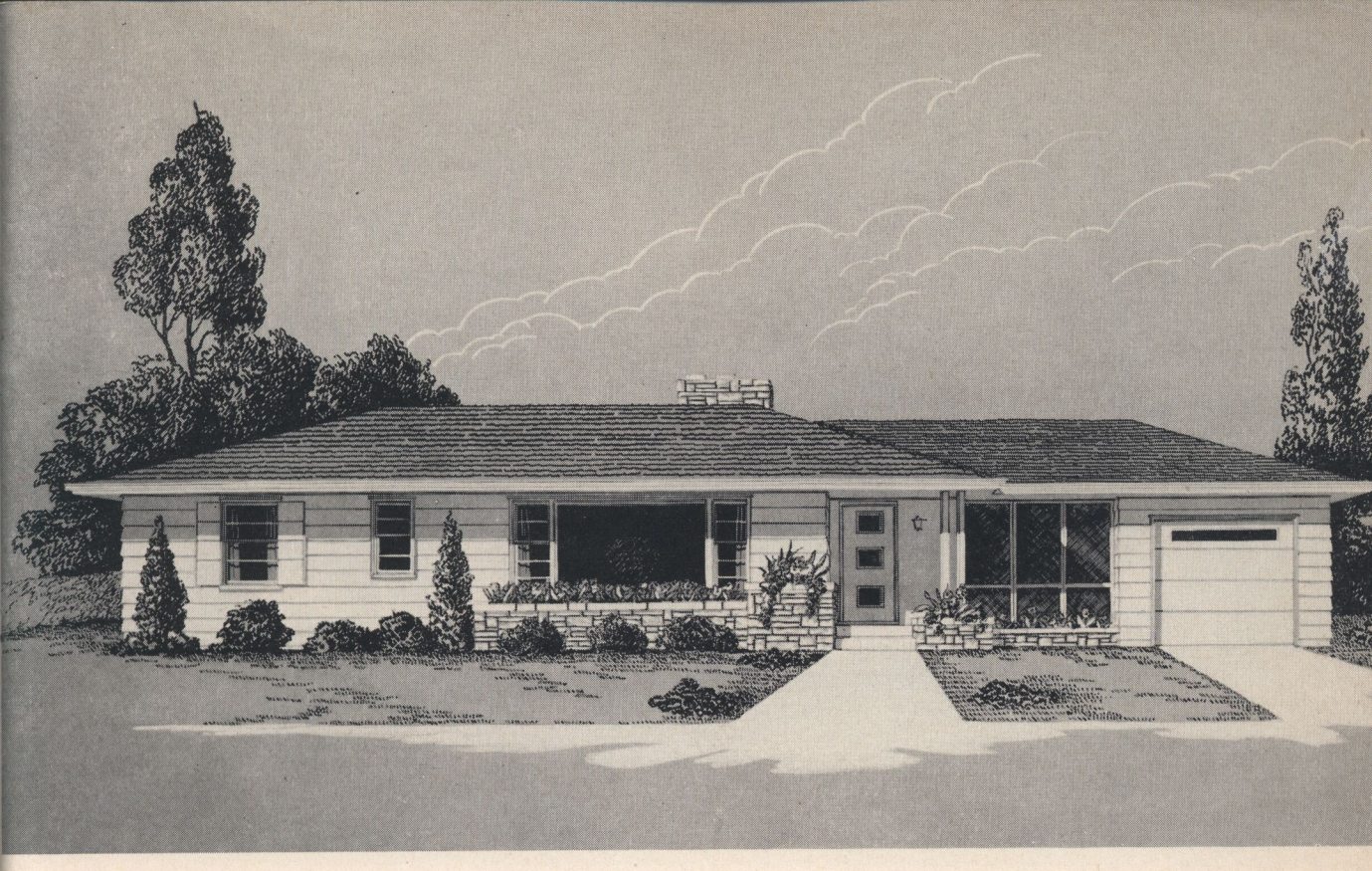
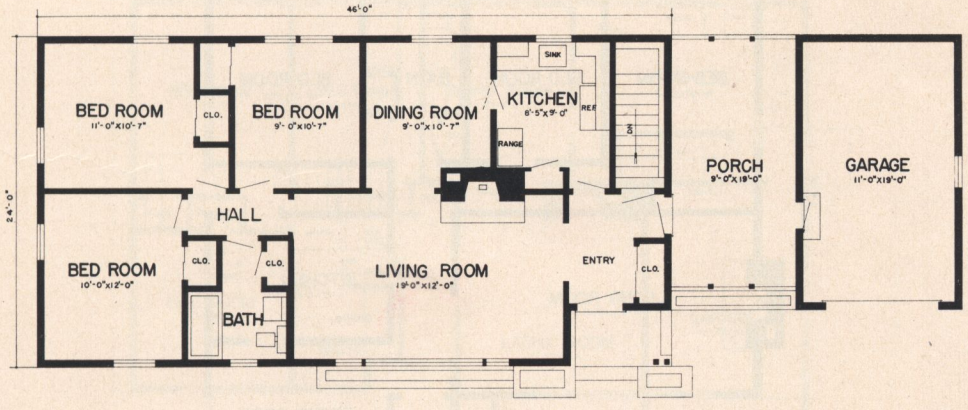


Rosedale

THIS beautifully proportioned house would be a proud possession of any homeowner. The plans for this design provide for a breezeway and garage, although for economy these may be omitted. The large picture window with adjoining flankers provide ample light and ventilation for the spacious living and dining area.



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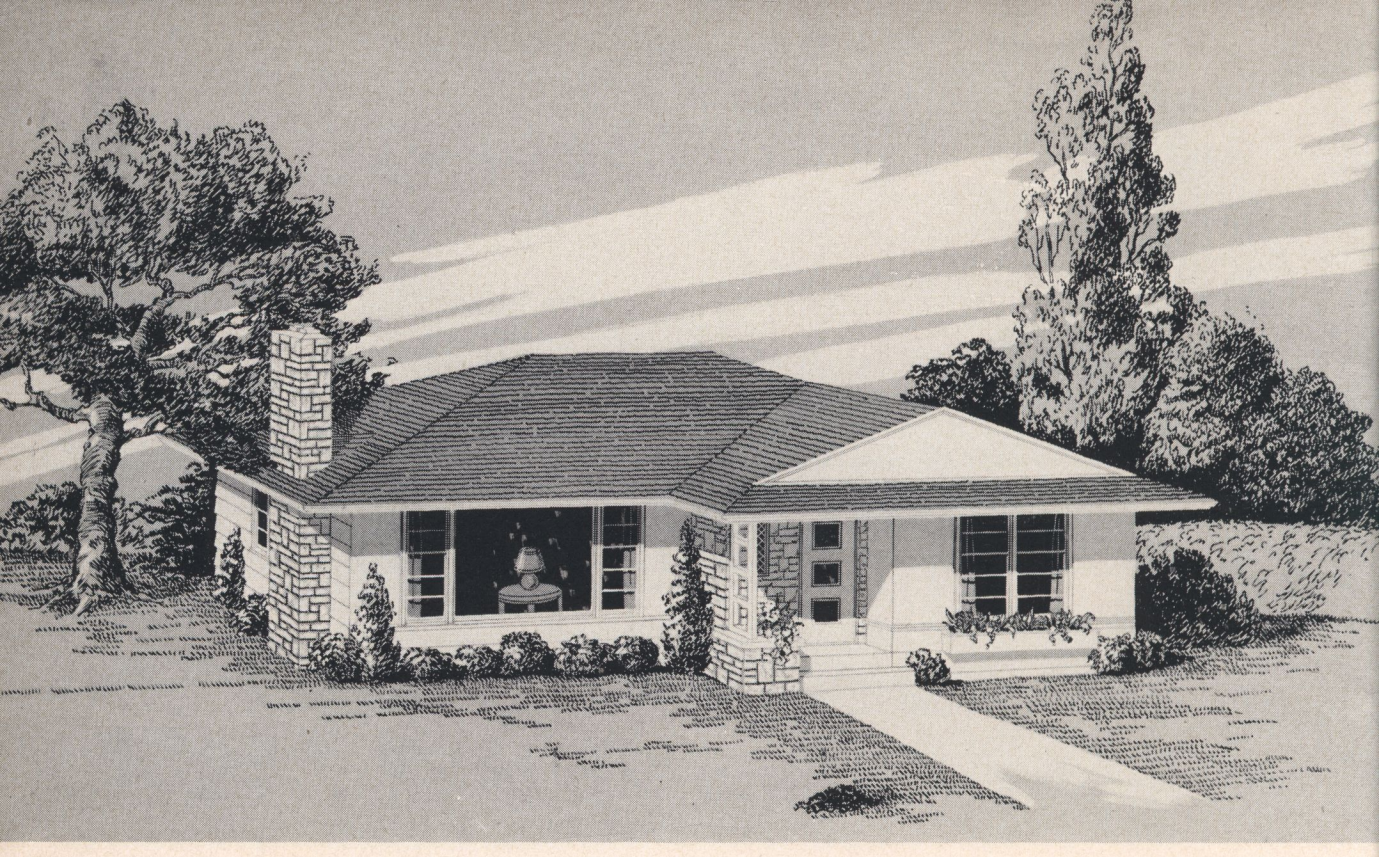
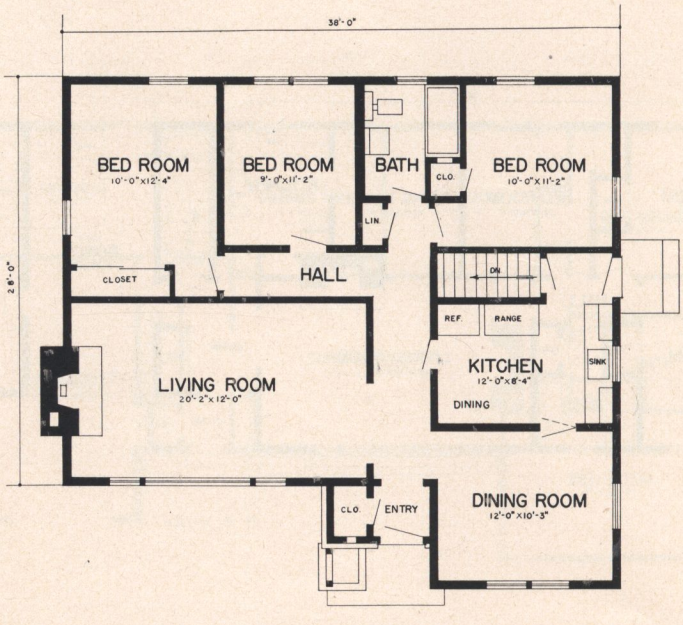


Charlton

THIS is a well balanced design. The plan provides three bedrooms with large living and dining areas, all within easy access of kitchen and entry. The living room with its end wall fireplace makes for ample wall space and easy furniture arrangement. The permanent stone plant boxes adjoining the stoop give charm and warmth to this pleasing house.



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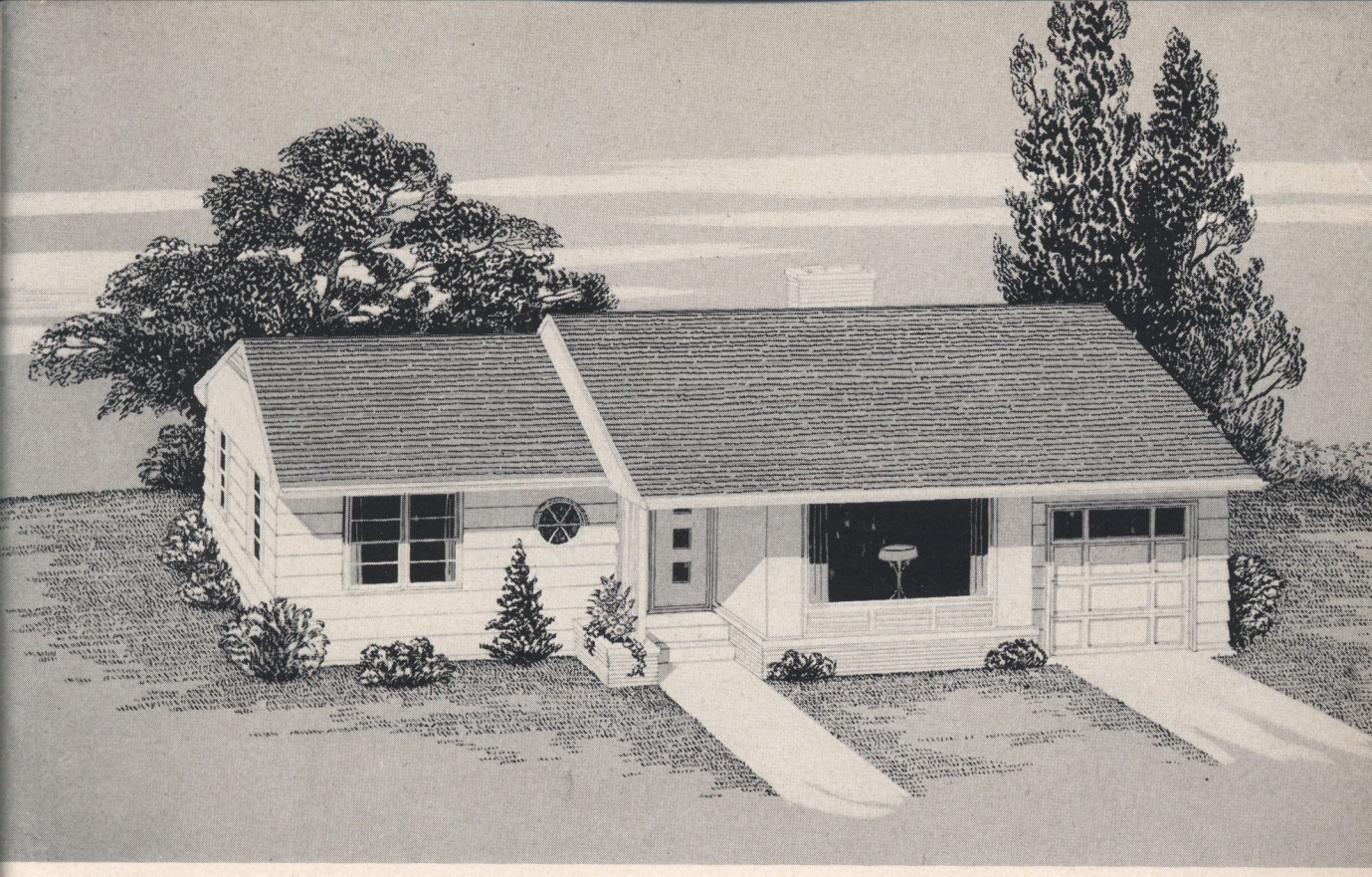
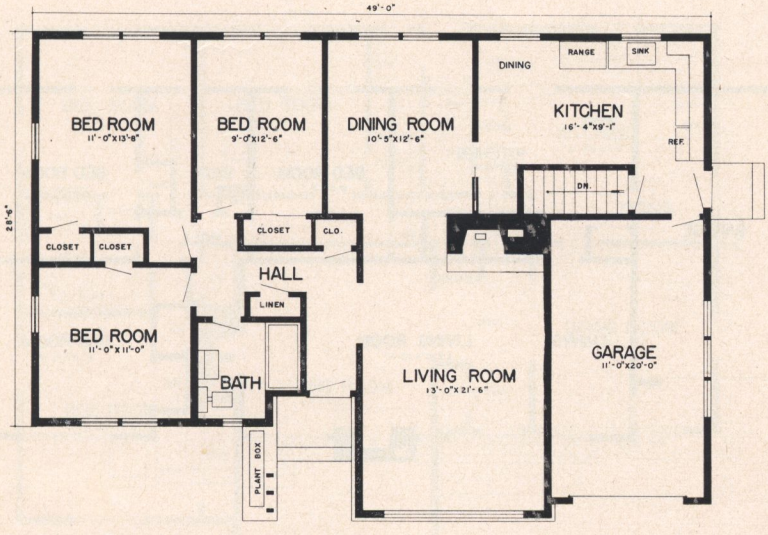


Kent

THIS modern house has a driveway from street to garage. Well planned and extensive closets give ample storage space. The louver under the picture window provides ventilation for living and dining areas. The three bedrooms with large living room, dining room, spacious kitchen and the attached garage make for all the essentials of fine living.



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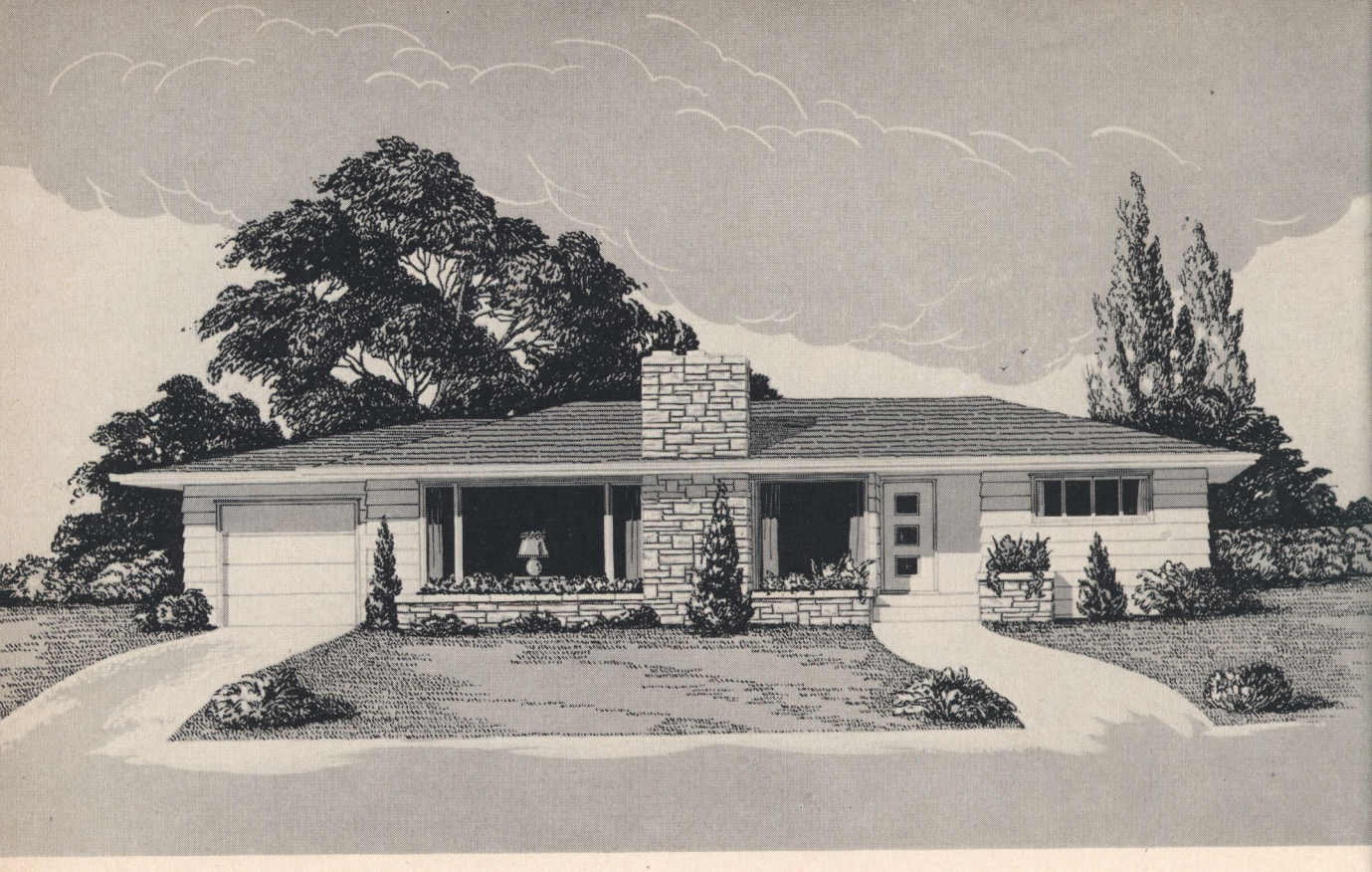
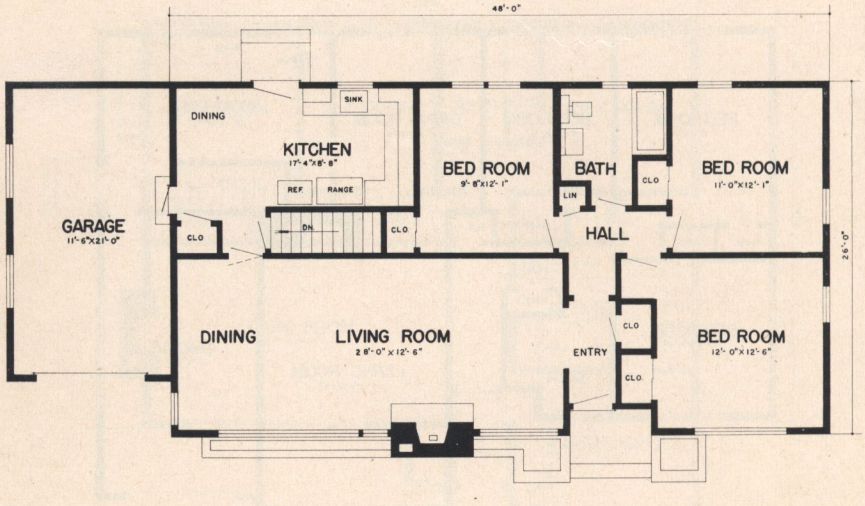


Dayton

THIS truly attractive design, with its combination of wood, stone and glass, has a feeling of spaciousness achieved through the inter-relationship of the living-dining areas. The floor plan is well arranged and meets the space requirements of the most particular family.



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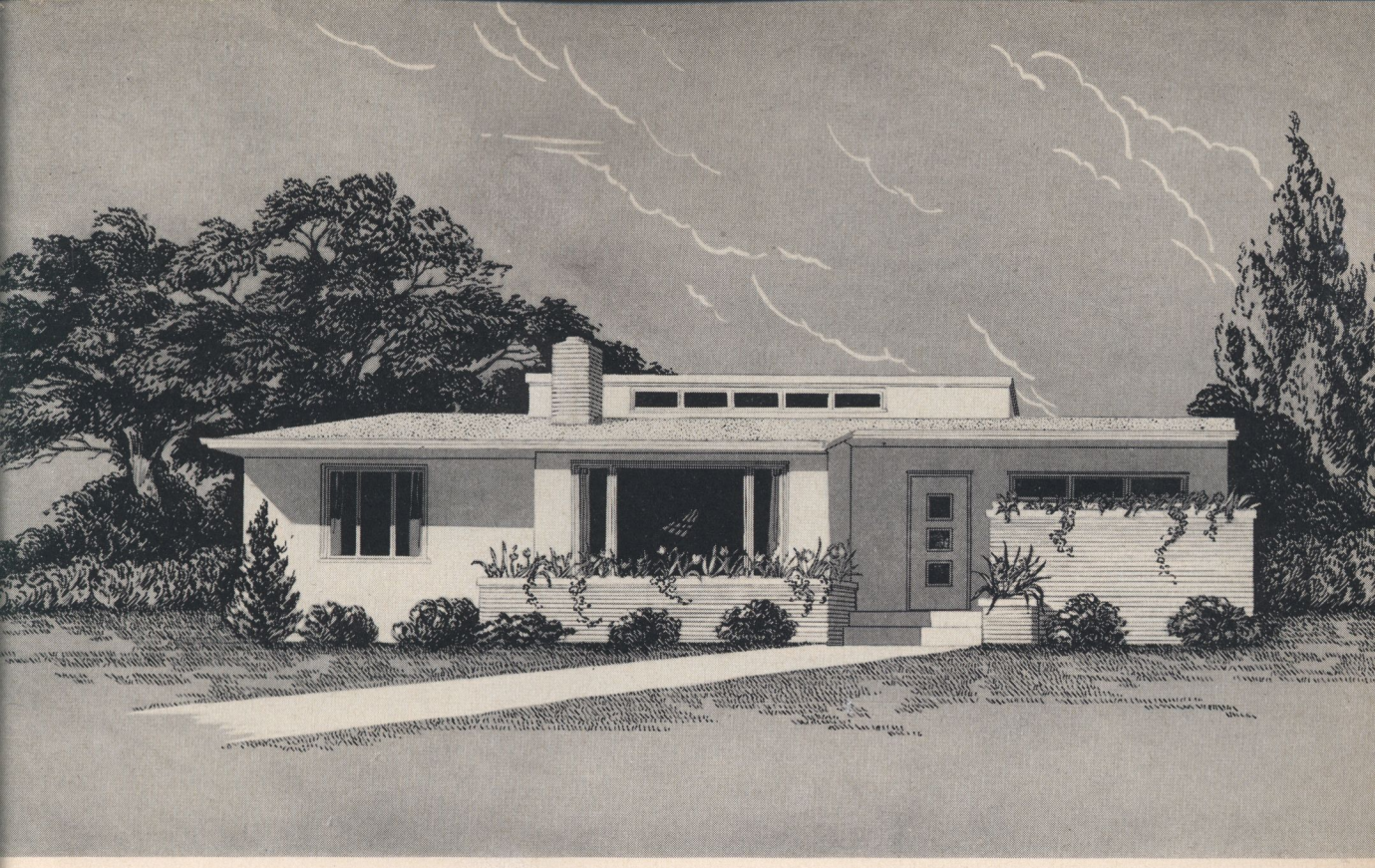
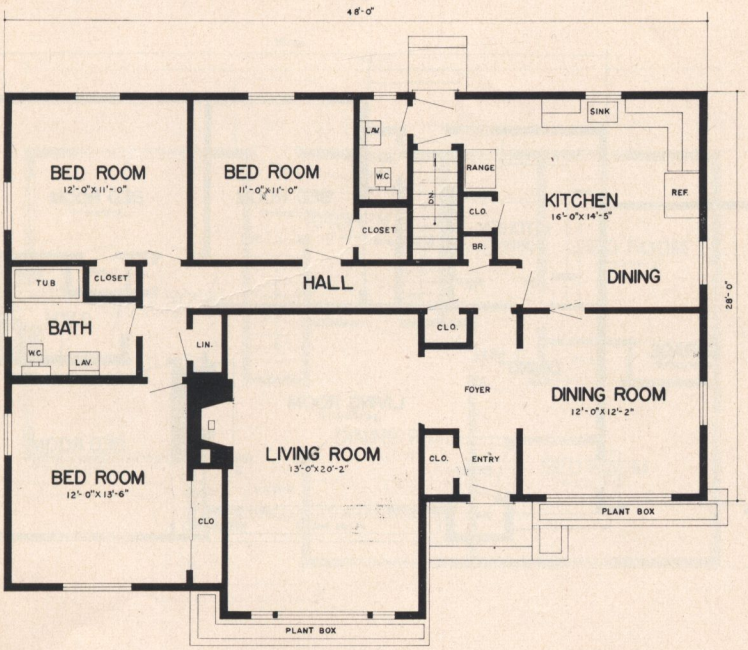


Woodhaven

THIS attractive exterior with its low pitched roof and interesting combination of brick and wood has in conjunction an exceedingly efficient plan. All the rooms are good sized and the circulation between them is well considered.



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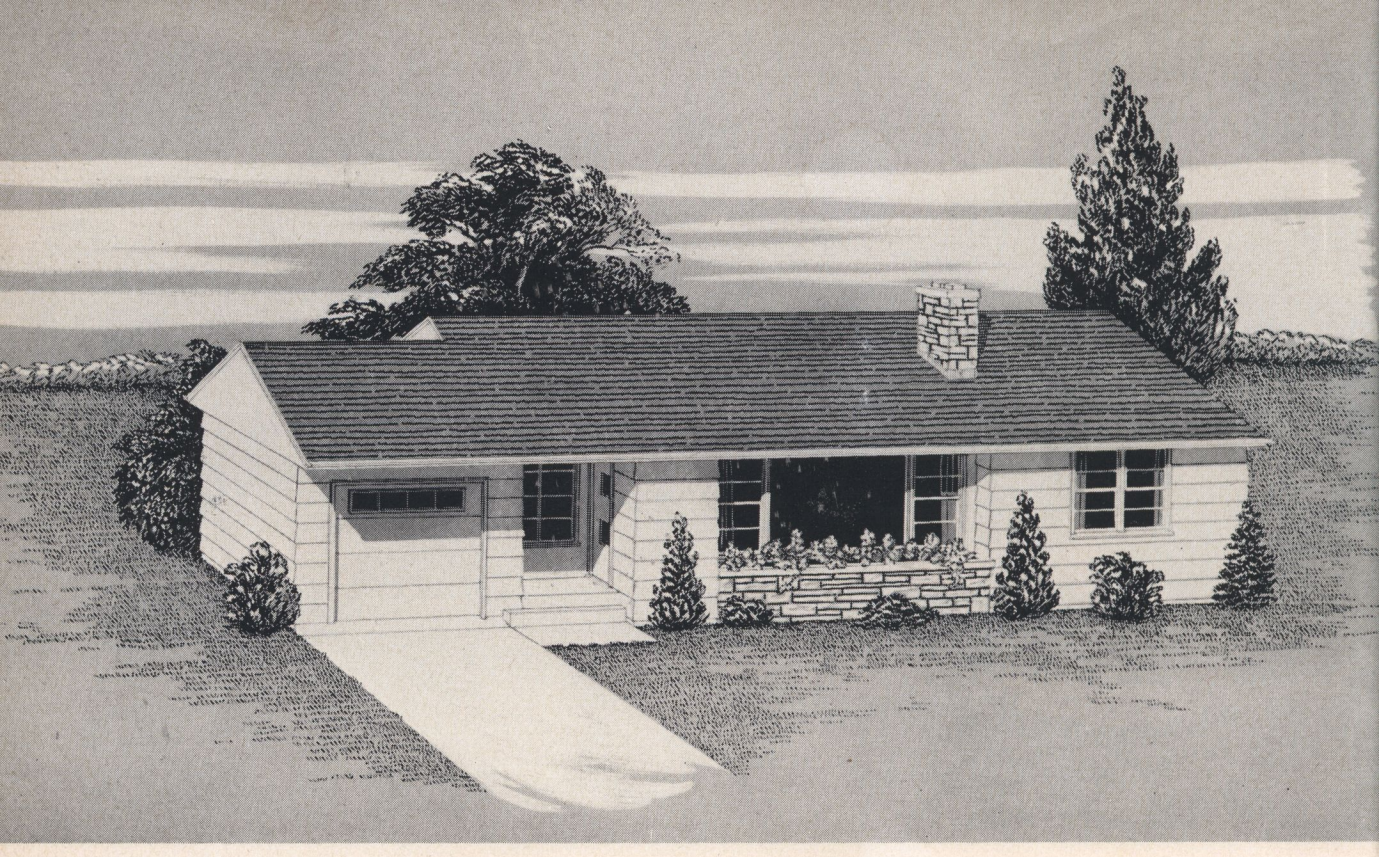
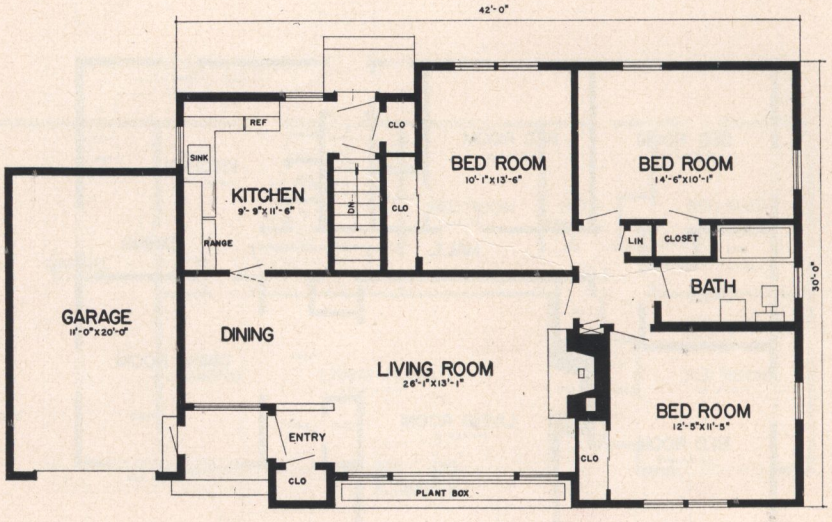


Marlowe

THIS attractive plan exhibits a number of attractive features. The attached garage, the large kitchen with table dining space, and the handy rear entry closet, all combined with three adequate bedrooms should make this house the delight of any homeowner.



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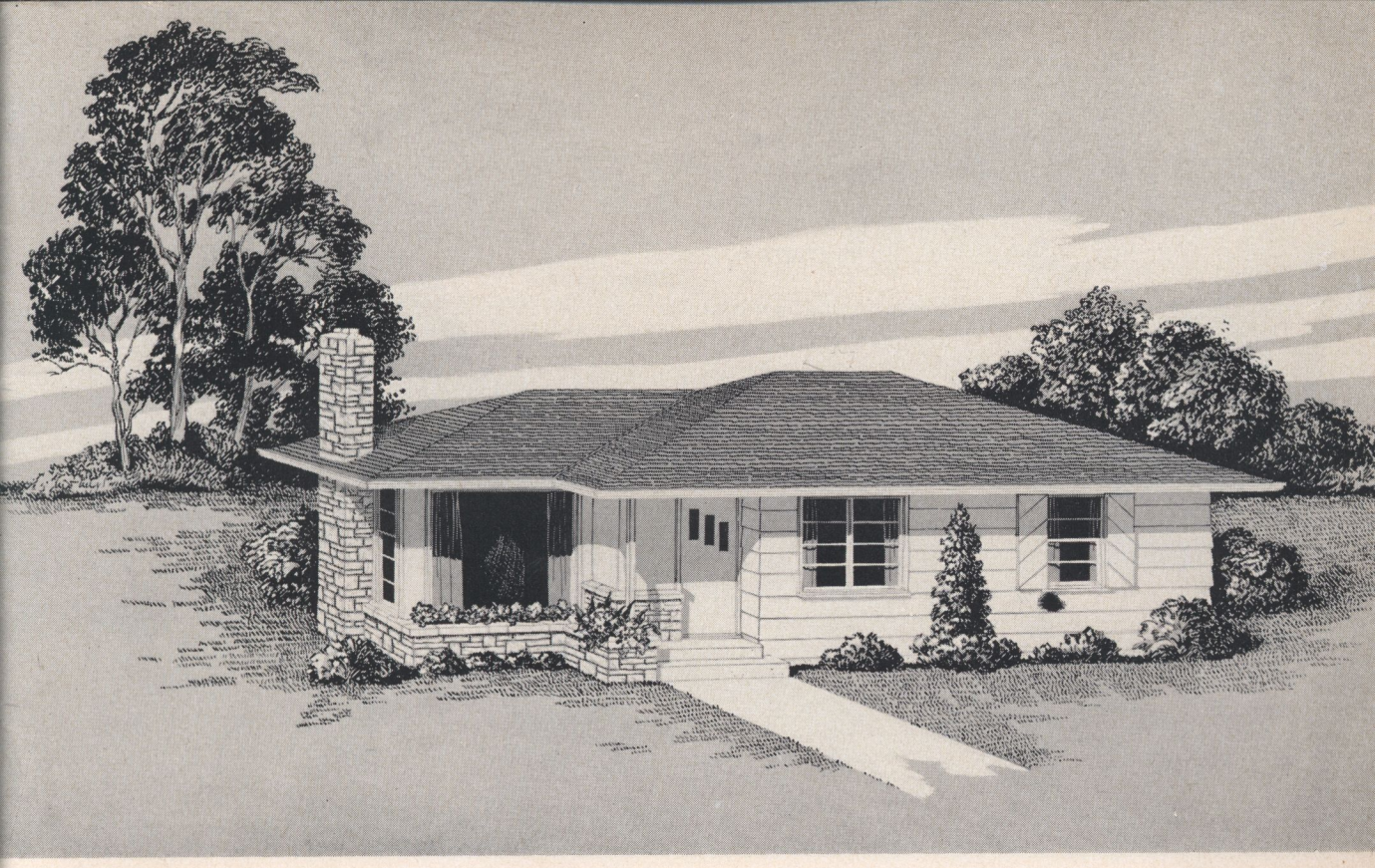
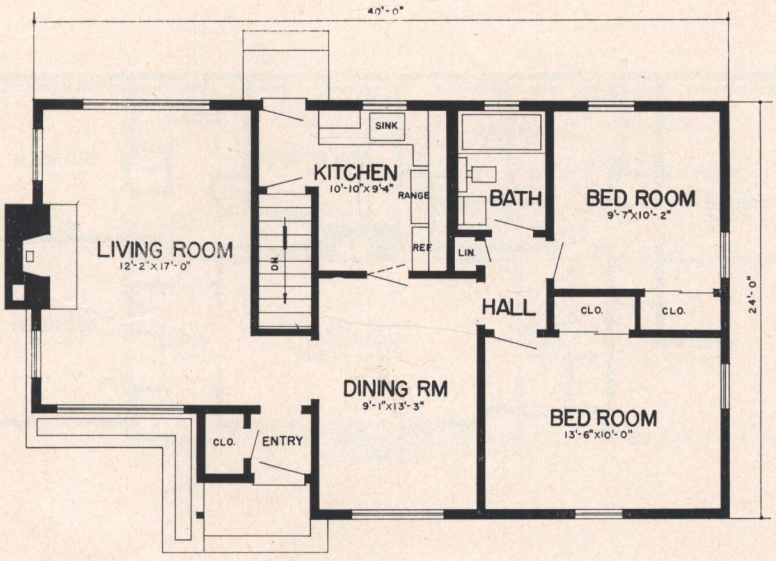


Windsor

A small plan with a feeling of space. The living room has an unusual amount of light and ventilation offered by the three exposures, as well as the possibilities for the arrangement of furniture. The rear entry offers direct access to basement and kitchen. This house has all the features; good design, efficiency and economy.



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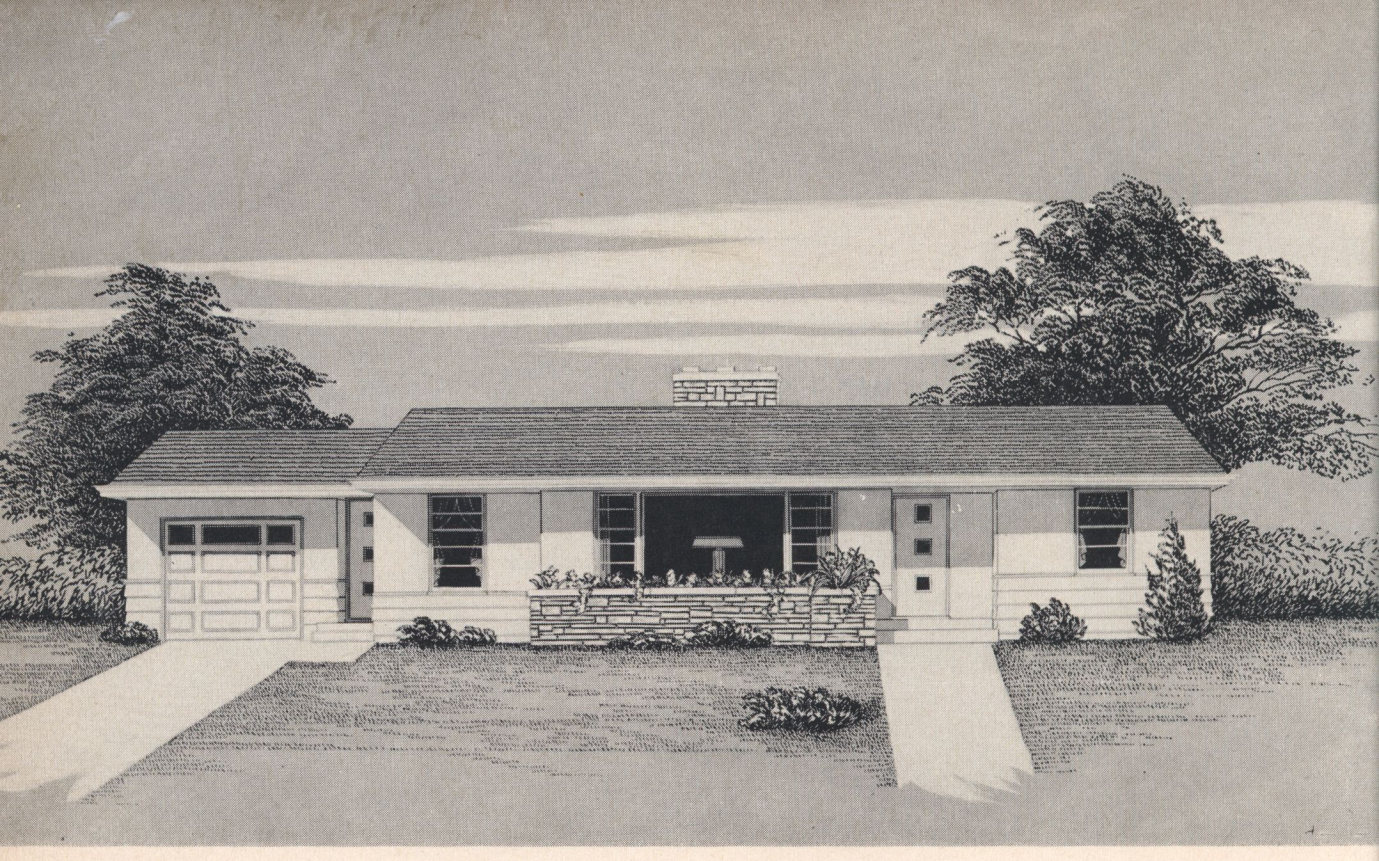
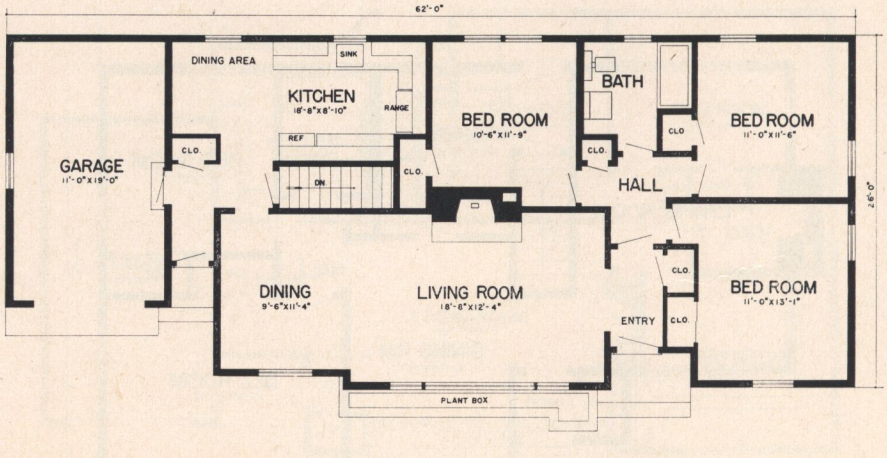


Oakdale

THE beautiful exterior graciously welcomes one to an attractive interior. The entries are all approached from the street side. The large kitchen has ample cabinet space and a comfortable sized area for the more informal dining. The coat closet at the service entry adjoining the kitchen is another feature of note.



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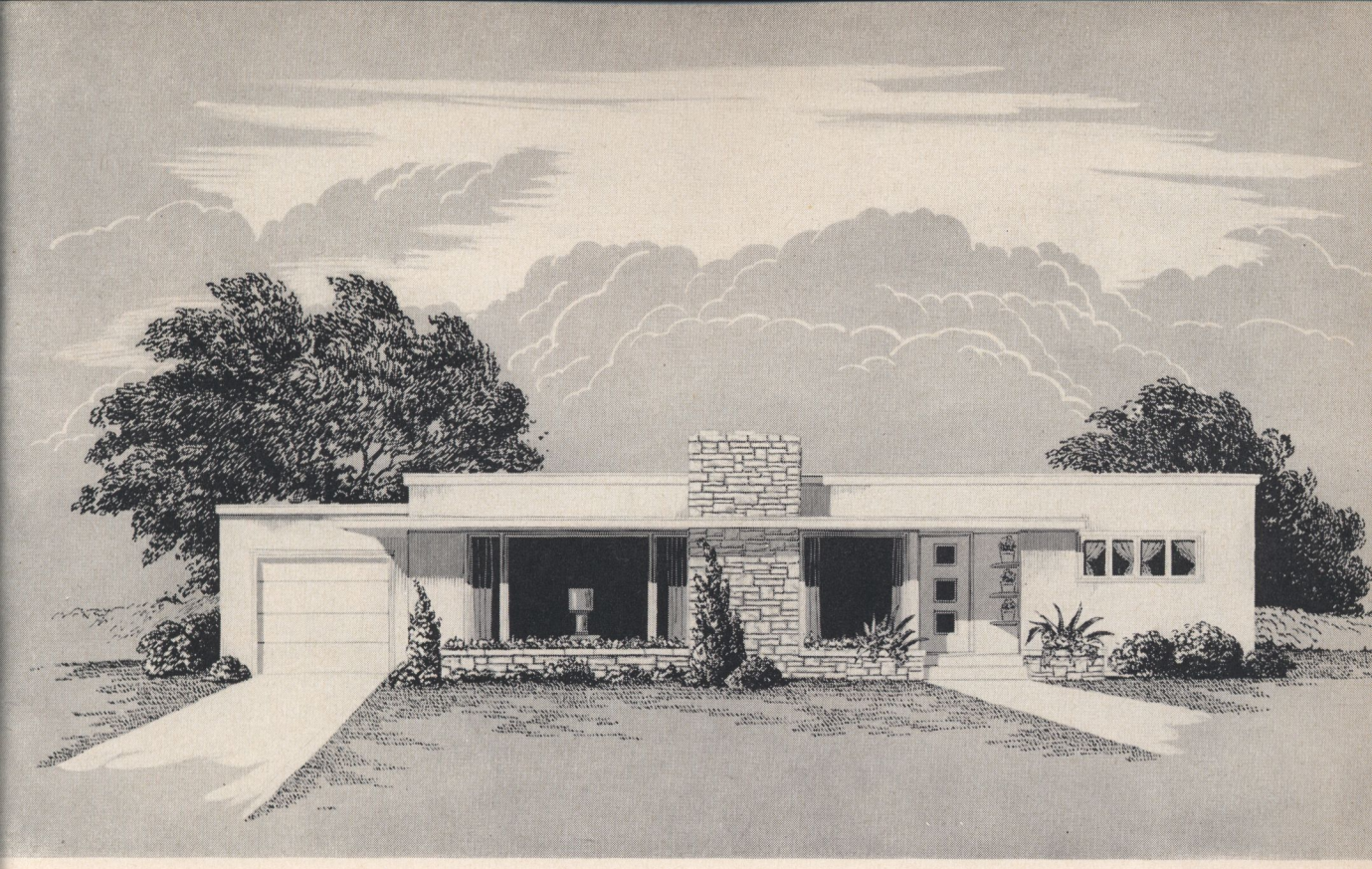
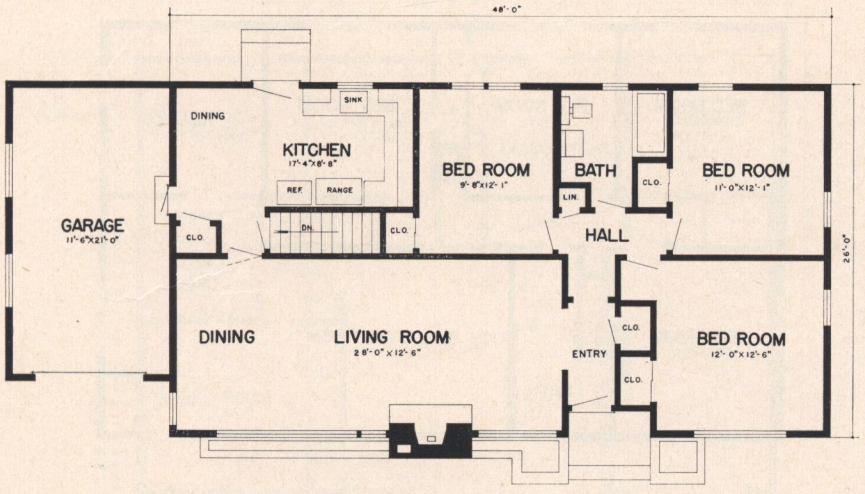


Lancaster

THE sweeping horizontal lines of this contemporary house, with its attractive combination of stone, glass and wood, tie it to the land. The floor plan of this design is identical with the floor plan of the Dayton as shown on Page six.



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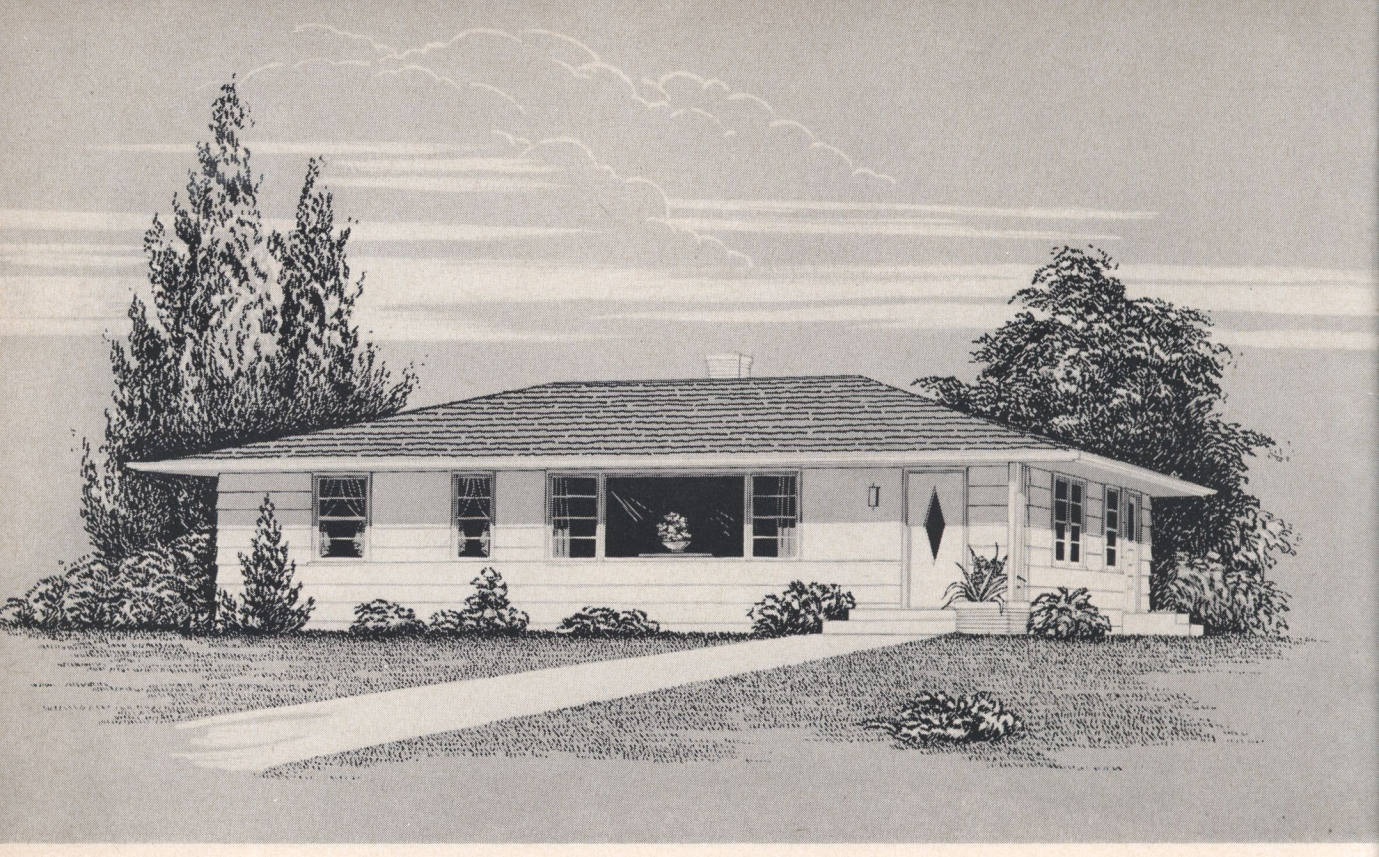
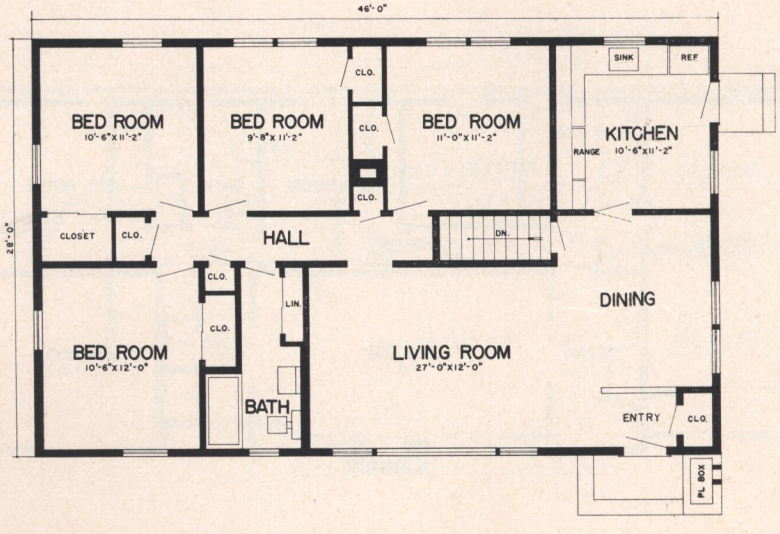


Monroe

THIS efficient house with its attractive low pitched roof provides all the requirements of the larger family. The unusual features of this design are the four bedrooms, together with a large kitchen and living and dining space, all combined on one floor and in a minimum area.



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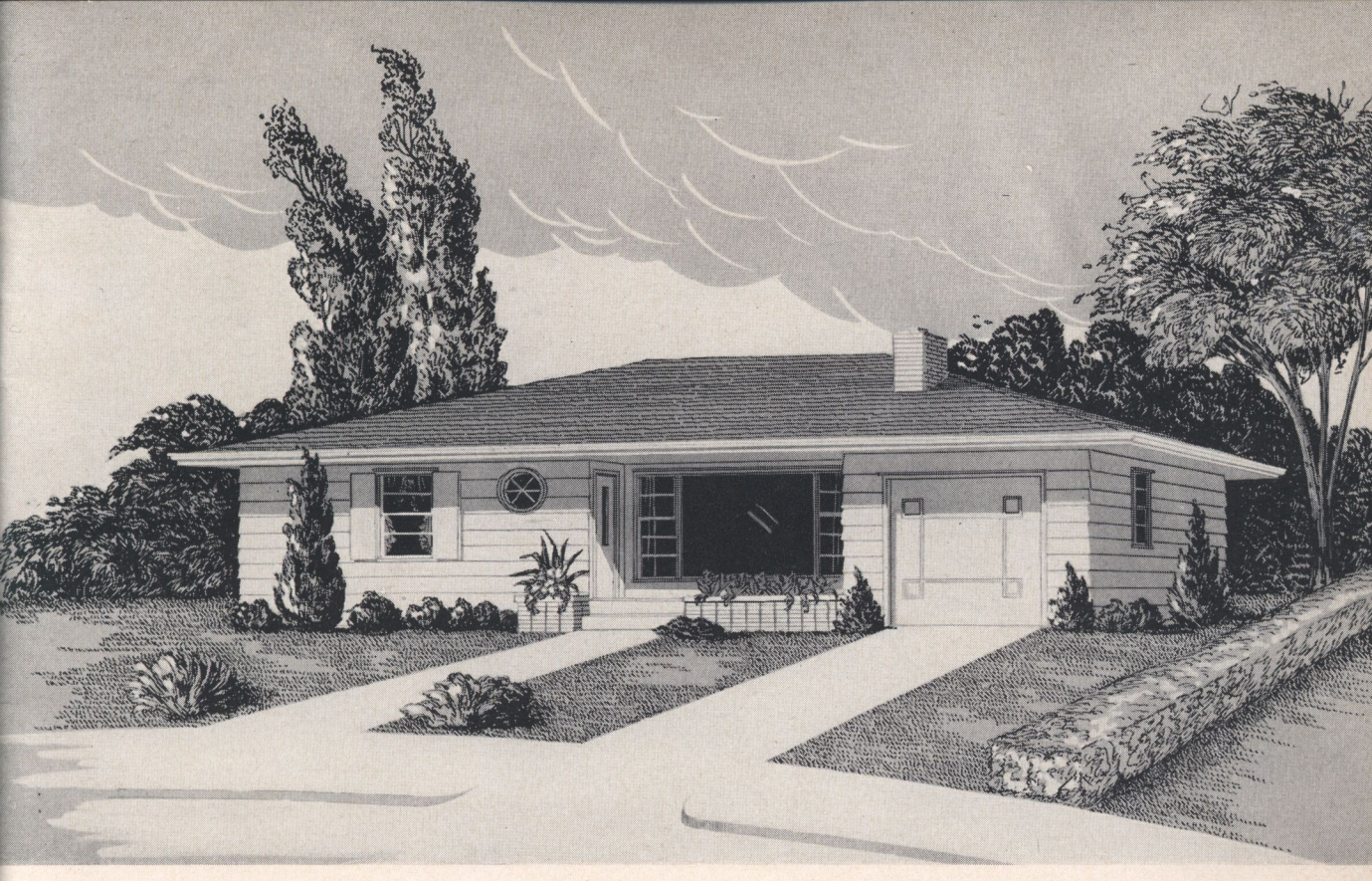
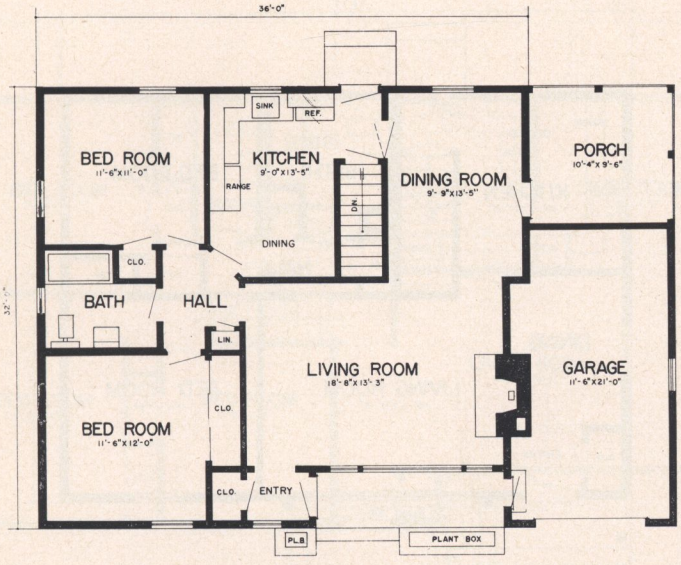


Wadsworth

A good typical American plan, compact, well arranged with easy access from kitchen to bedrooms. The conveniently attached garage and porch are desired features.



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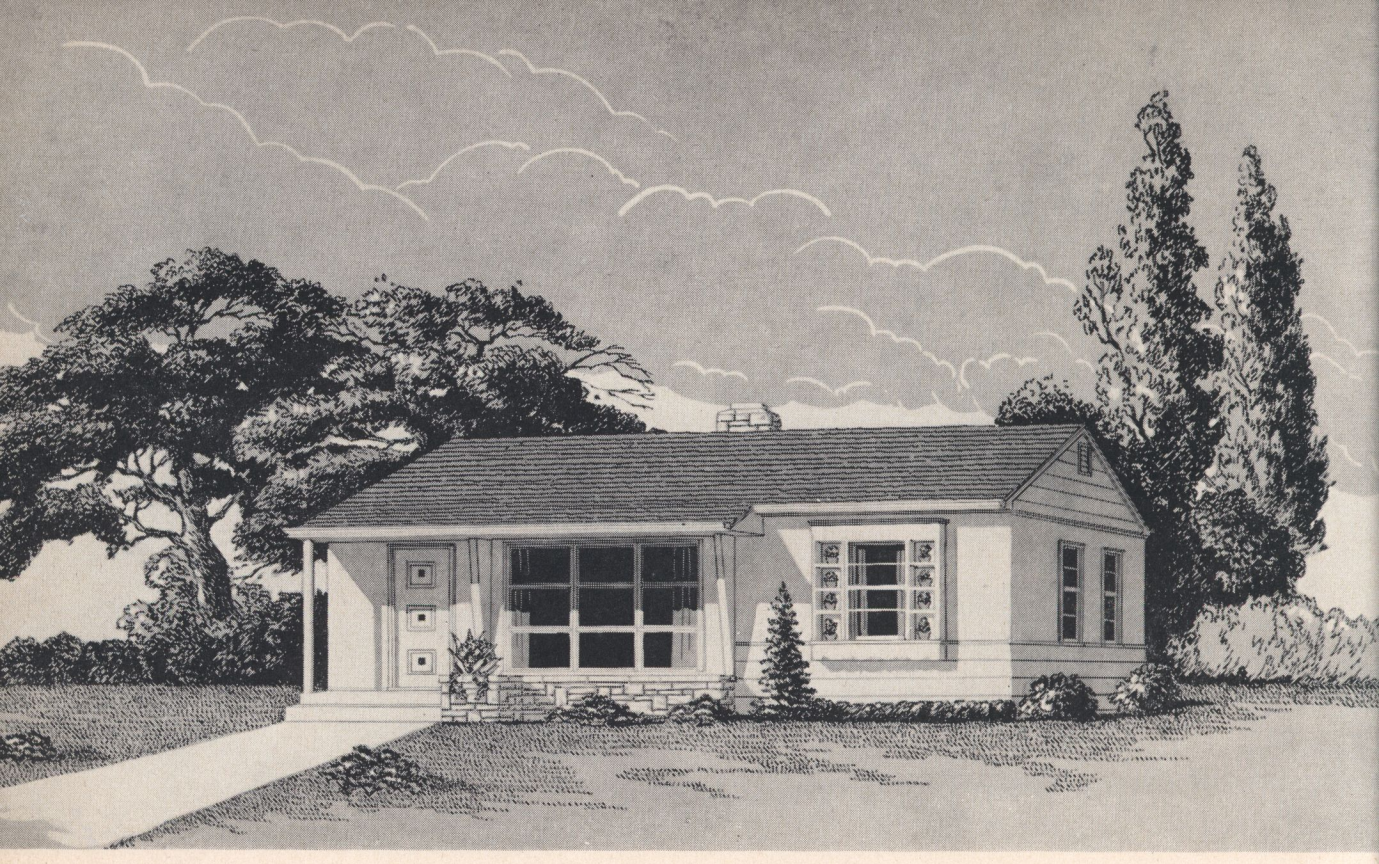
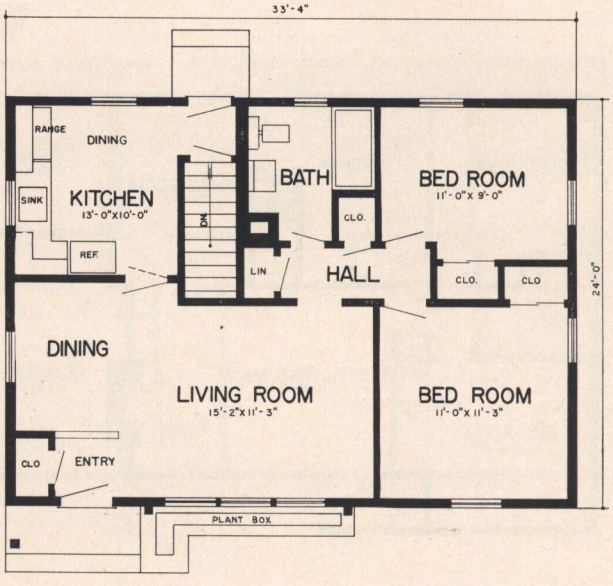


Norton

HERE is an individual and exceedingly handsome exterior that presents unusual charm. This two bedroom plan is well arranged and the circulation is well organized and efficient.



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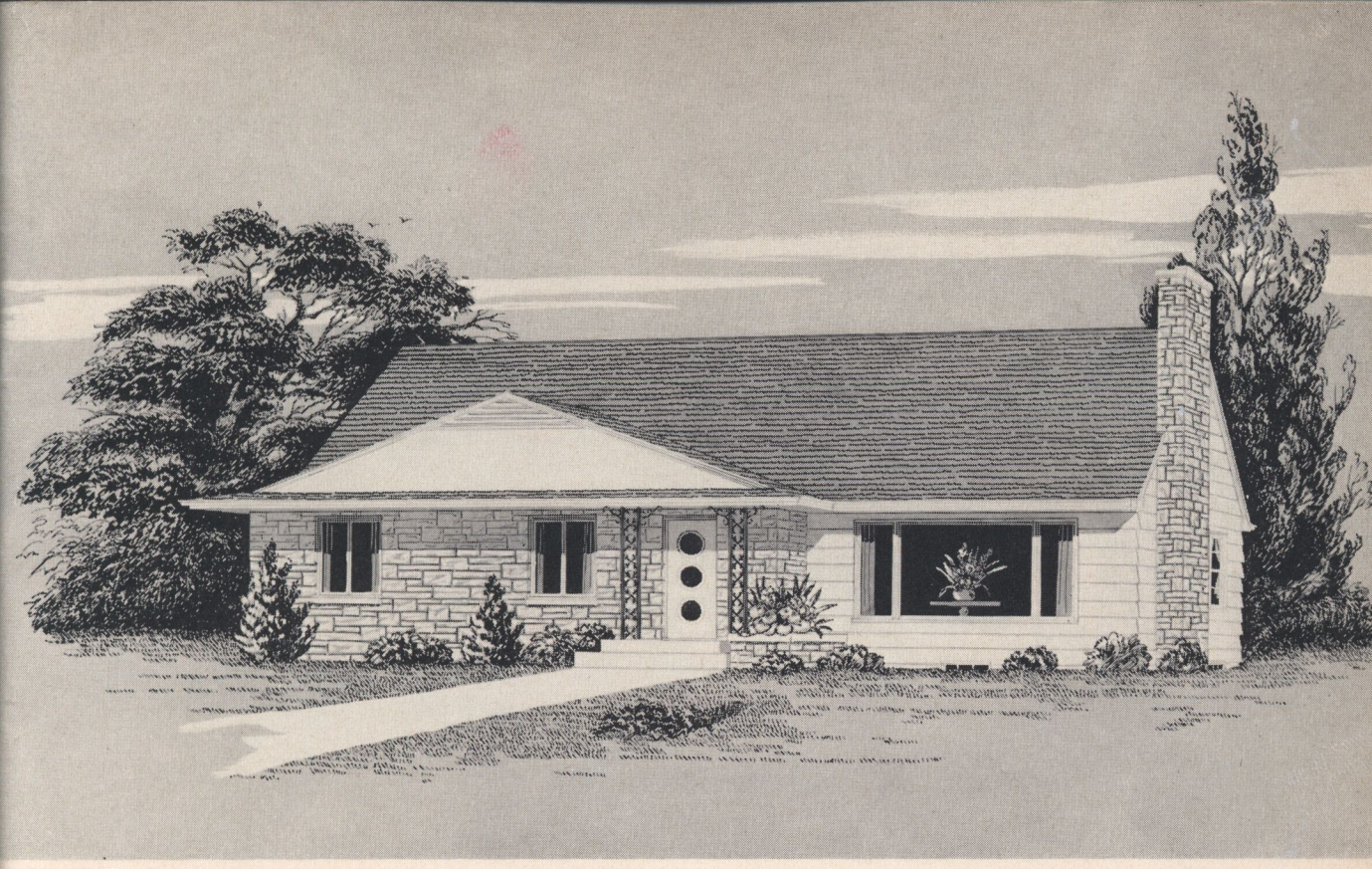
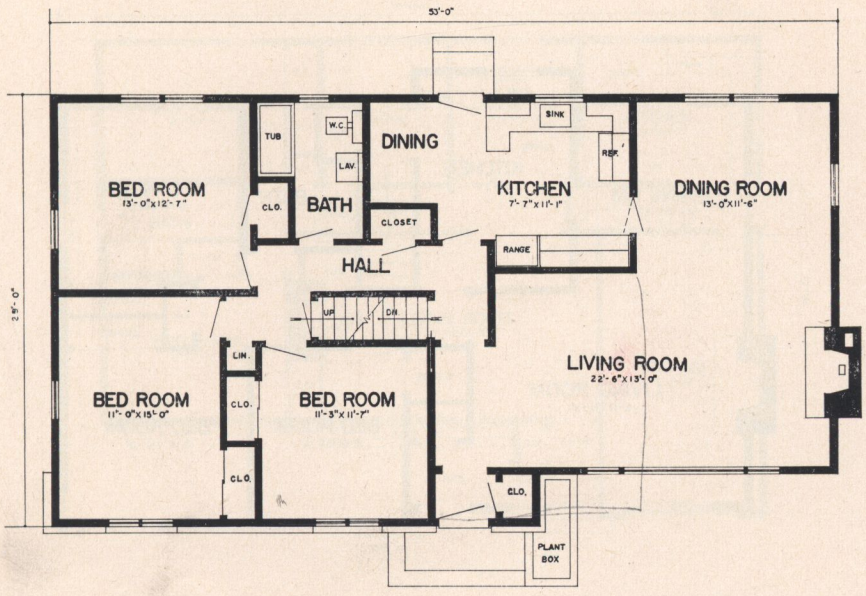


Lexington

THE inviting exterior of this design suggests a well proportioned interior. The sleeping area of this house is well isolated from the areas of more active use. The attic space could provide for an additional bedroom or playroom.



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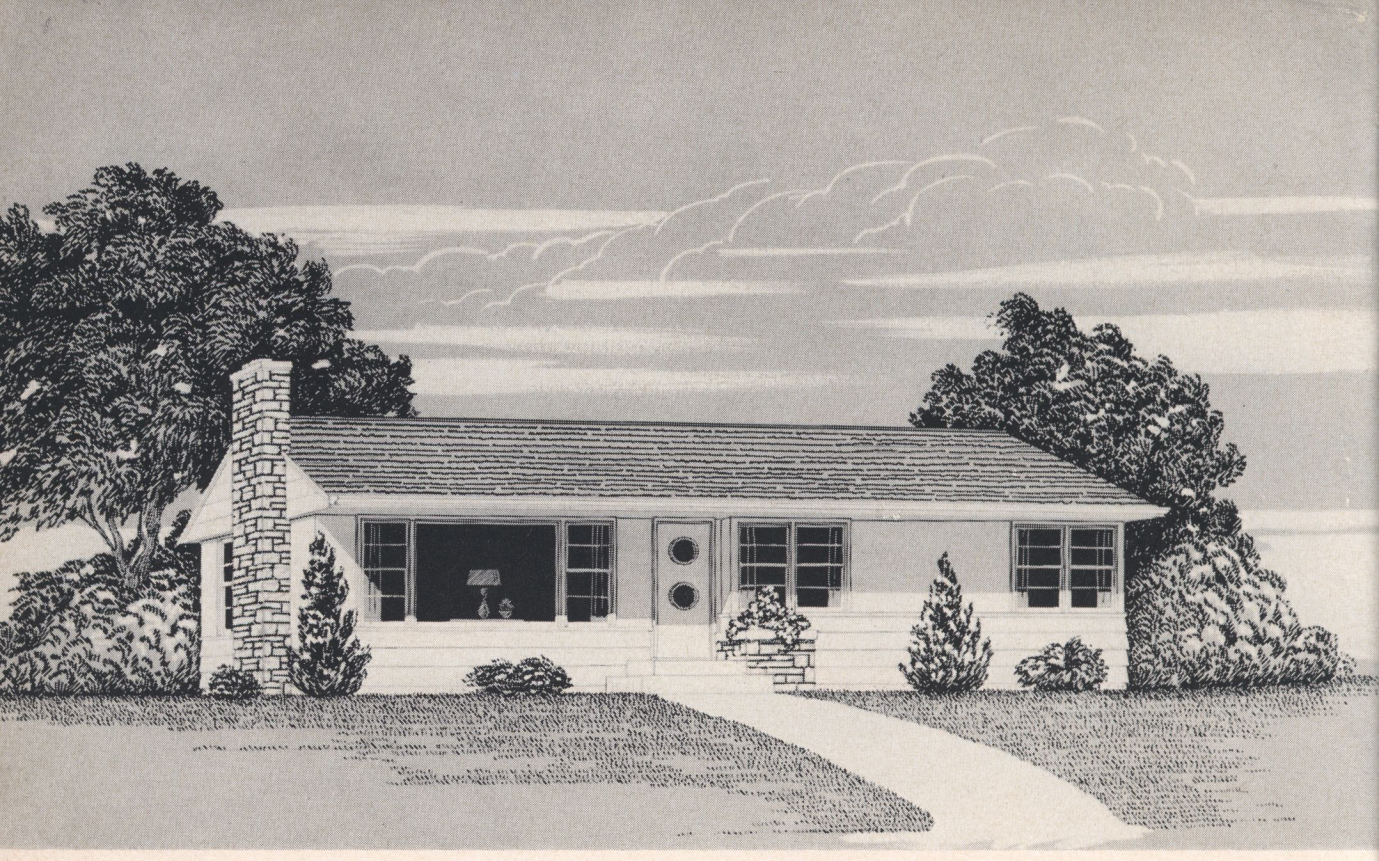
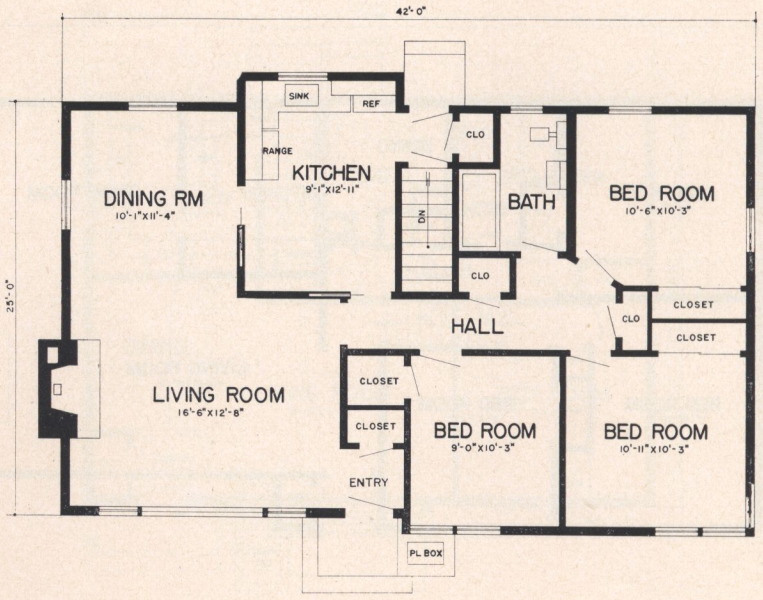


Weldon

THE simple but attractive design provides a spacious interior, with its L-shaped living and dining area. The three bedrooms with large wardrobe type closets give ample storage space. The rear entry coat closet and direct basement access are other features of note.



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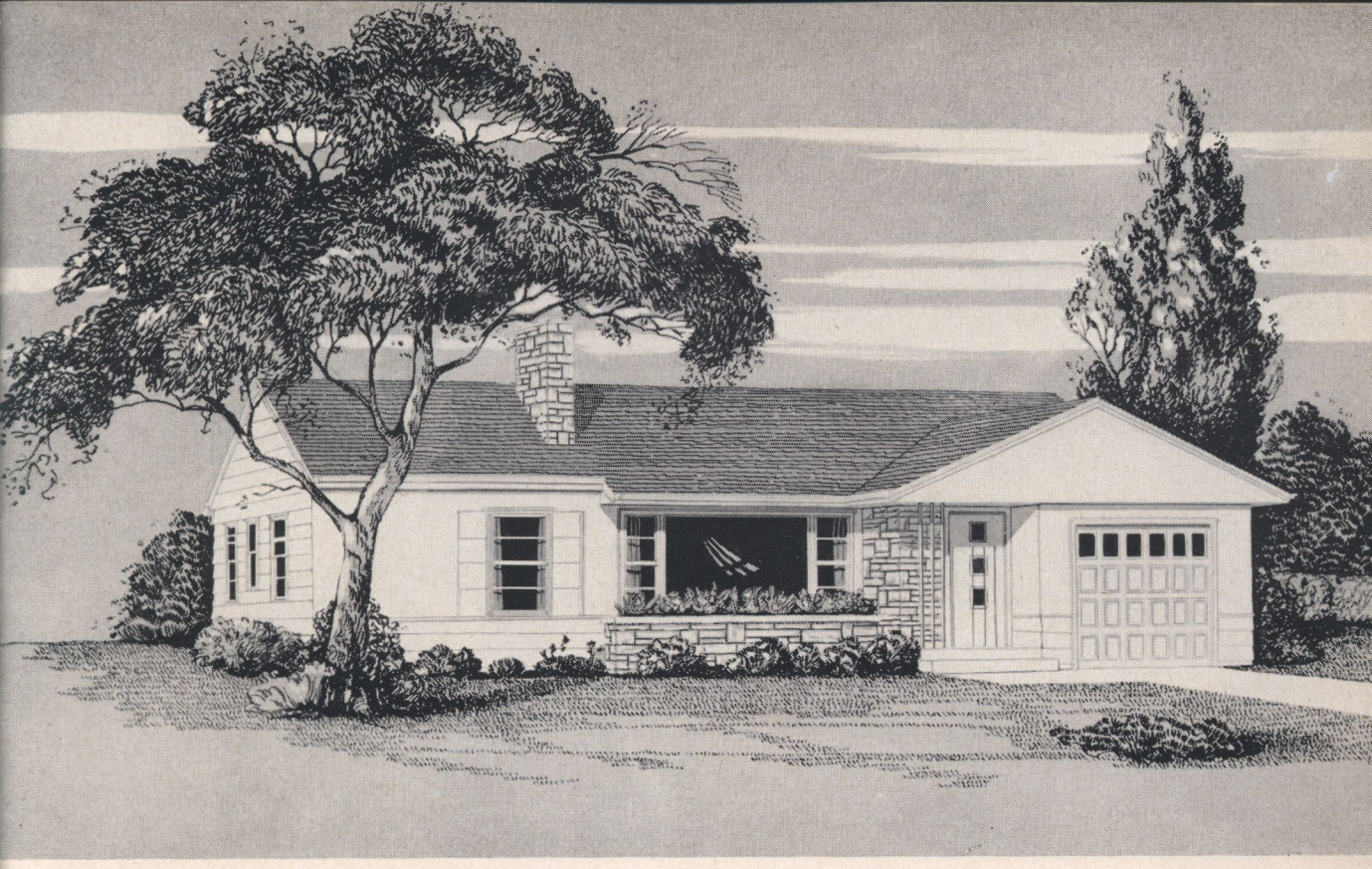
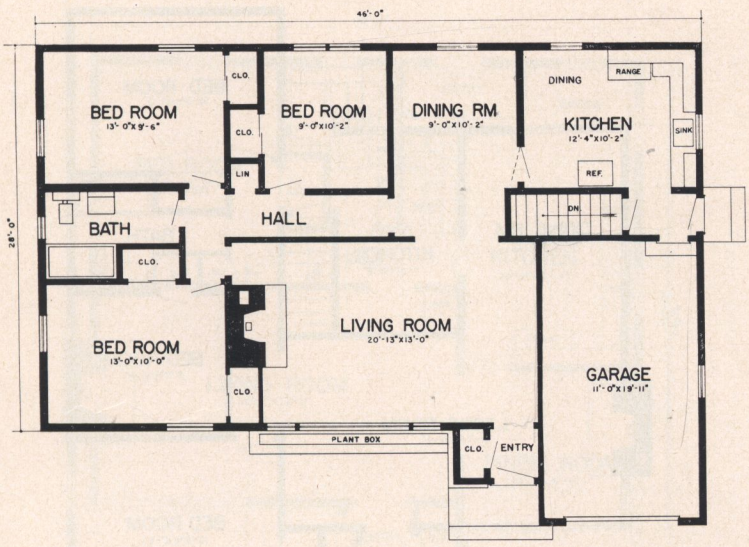


Portland

THIS rambler with its quiet charm lends itself to any site. The large picture window with the permanent stone plant box enriches the beauty of this house on the outside, and to those on the inside. The garage is well located to both front and kitchen entry.



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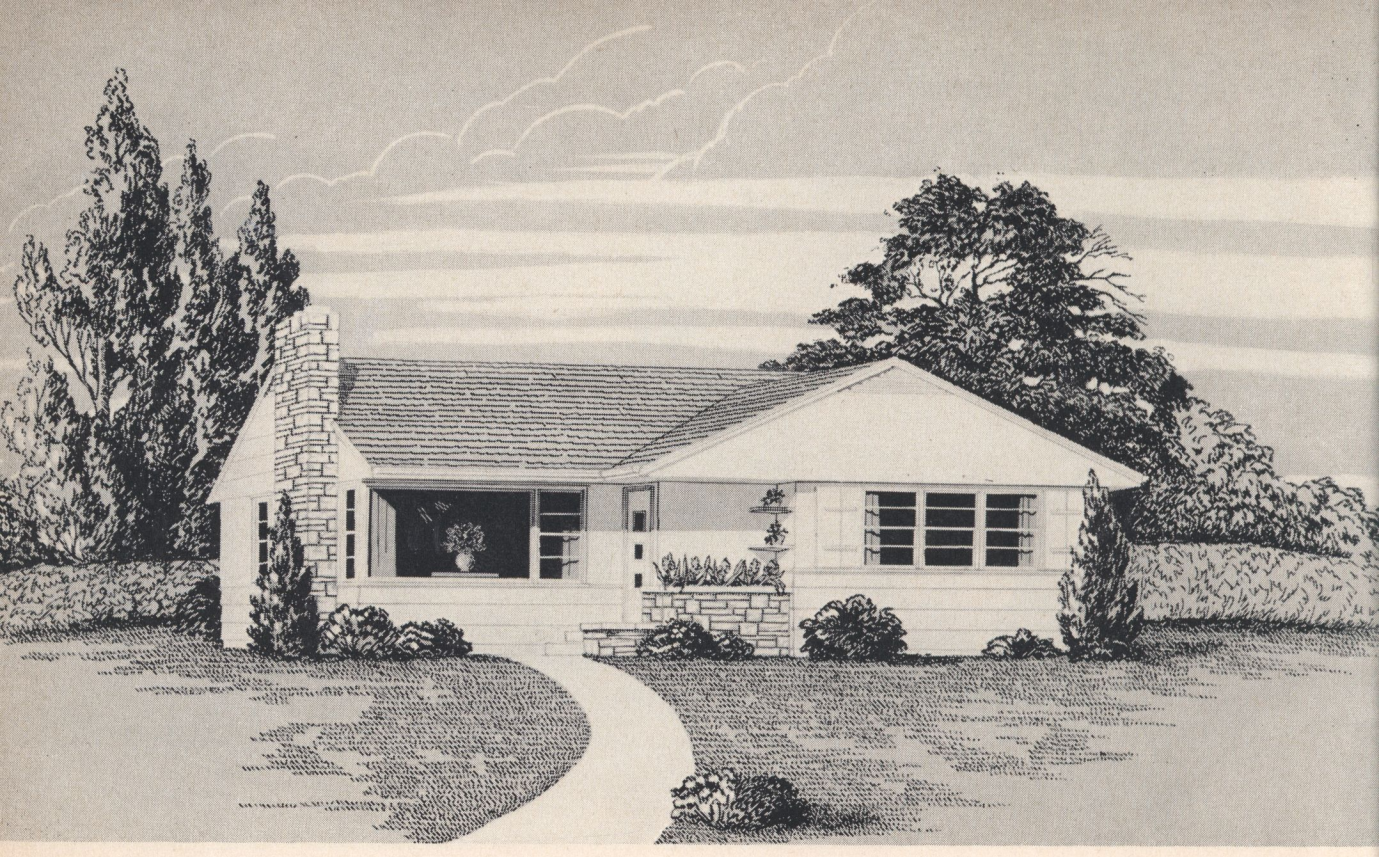
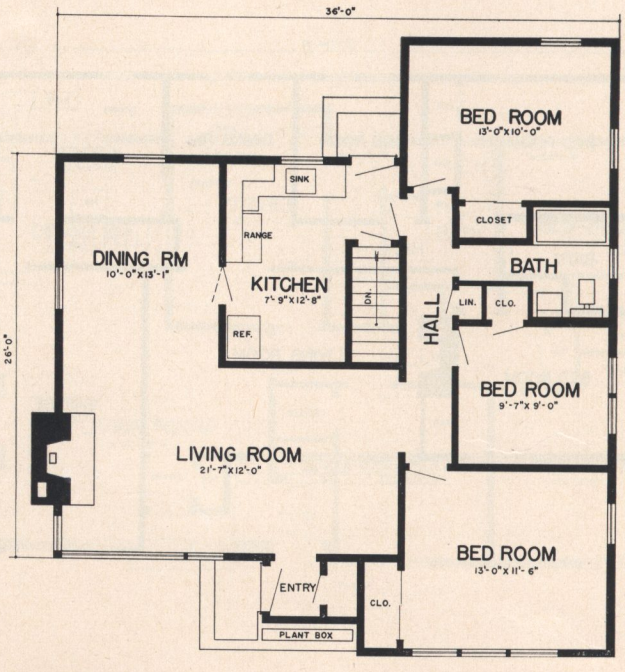


Lansing

THIS plan features three bedrooms, and is surprisingly spacious for such a compact plan. The front entrance allows direct access to the bedrooms, as well as the kitchen. On a wide lot a porch could be added to the living room.



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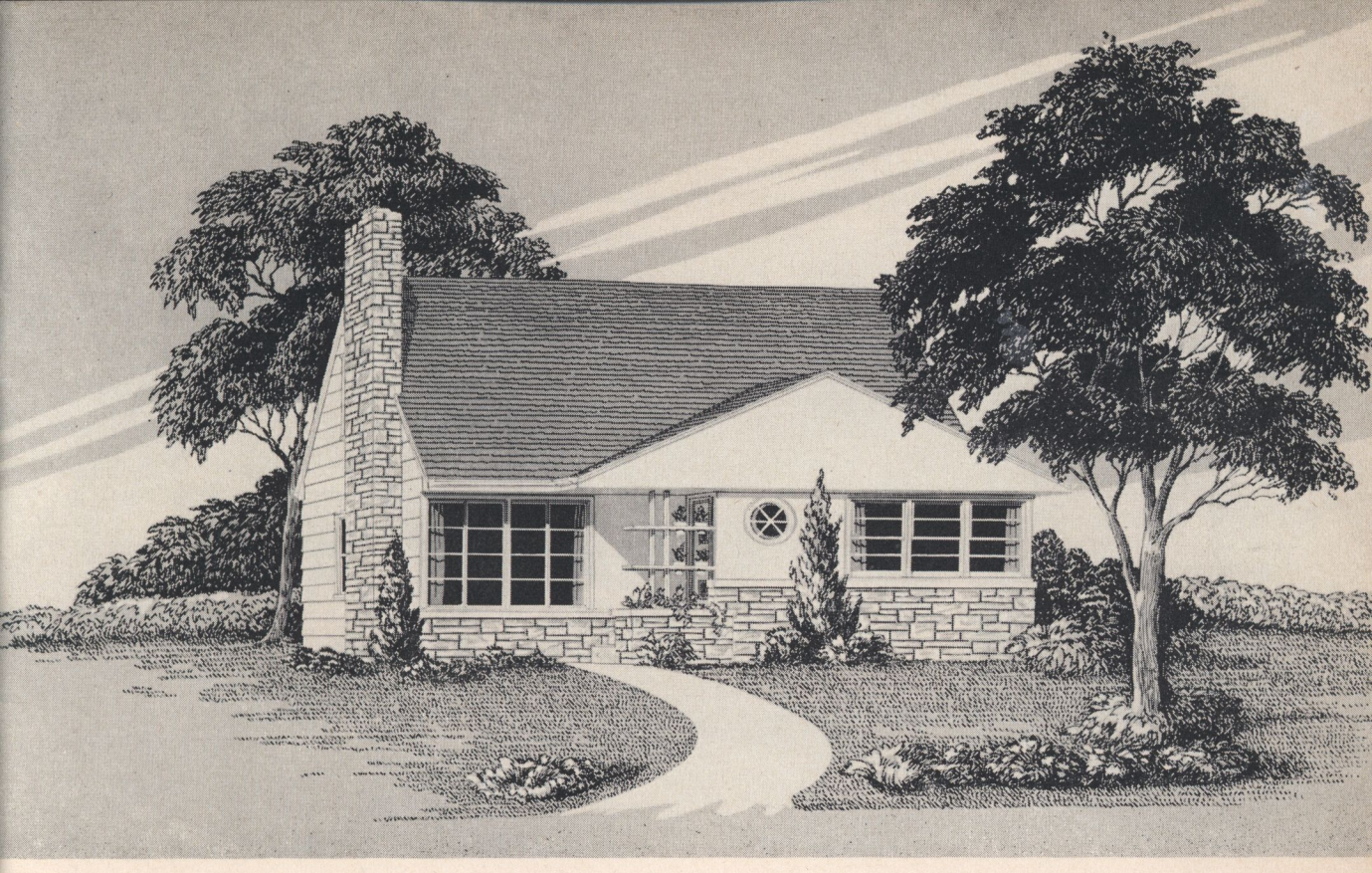
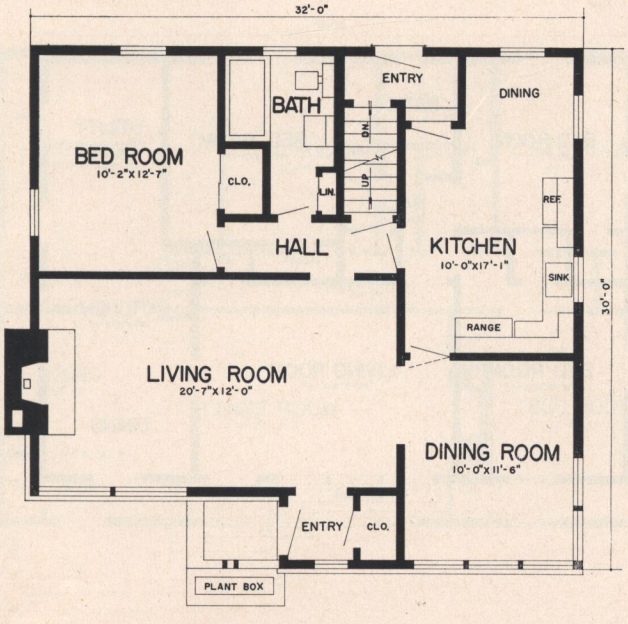


Pennington

THIS individual plan provides a bedroom and bath on the first floor, with two bedrooms and bath on the upper floor. The baths are located directly above each other for economy. The windows in the living room are the gliding type that are easily removed for ventilation. The attractive dining space is another feature of note.



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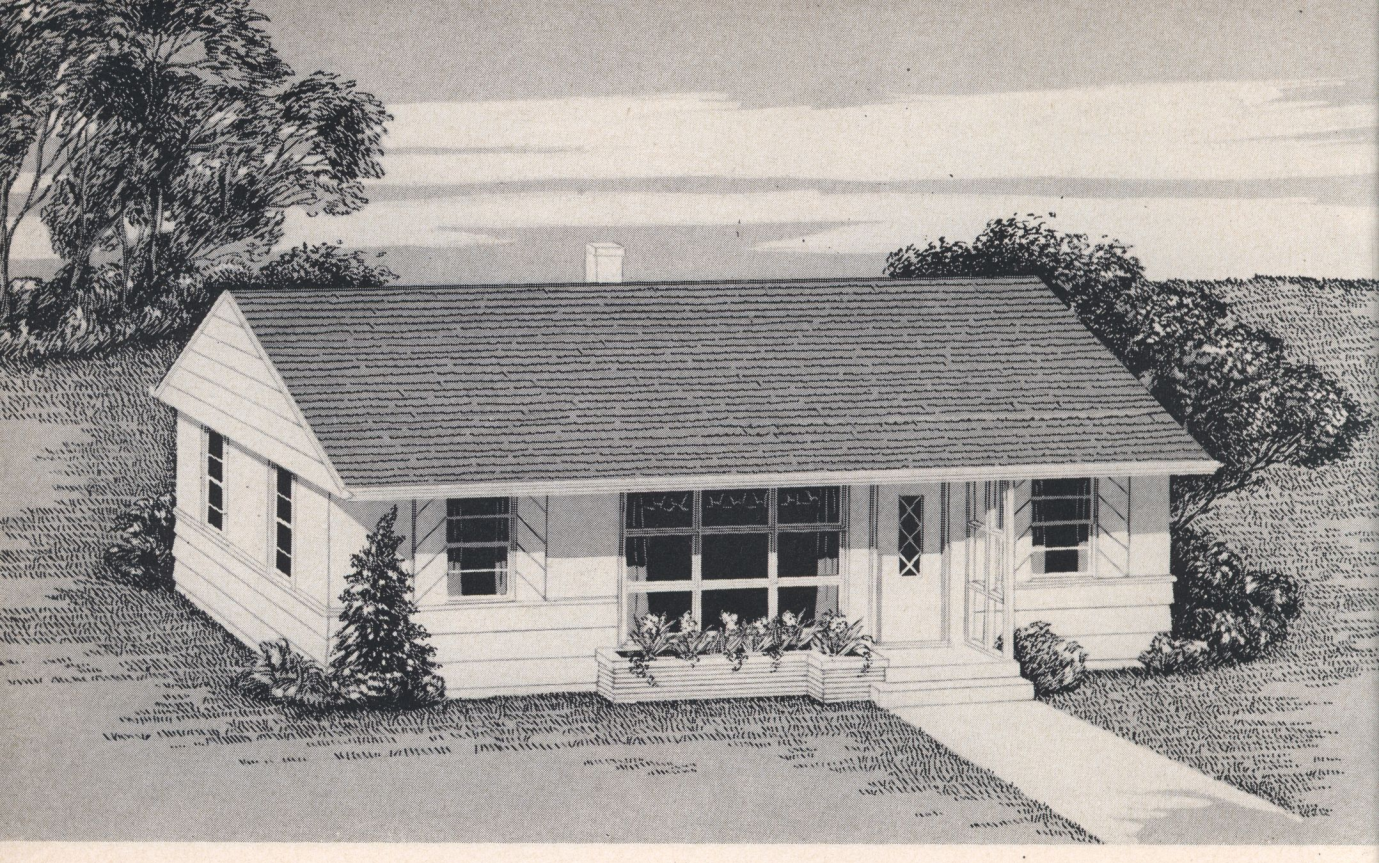
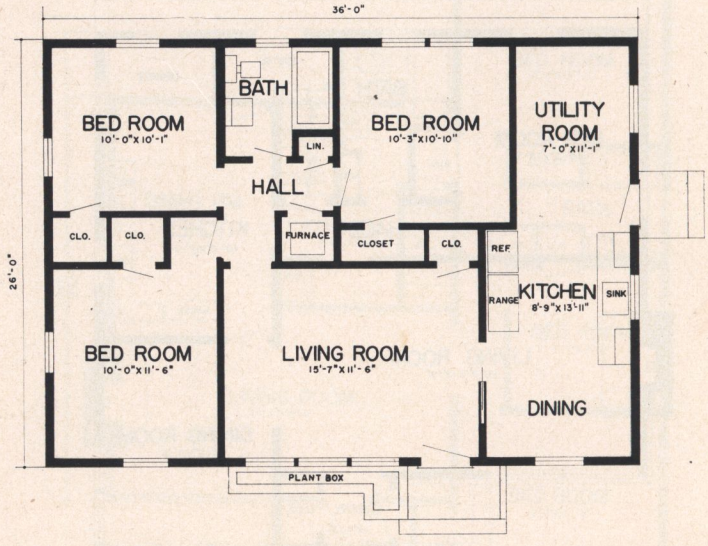


Concord

THIS delightful and practical basementless house with its combination dining, kitchen and utility room offers the prospective builder an attractive three bedroom house at a very reasonable cost. This plan arrangement will prove very popular for those who are building for sale.



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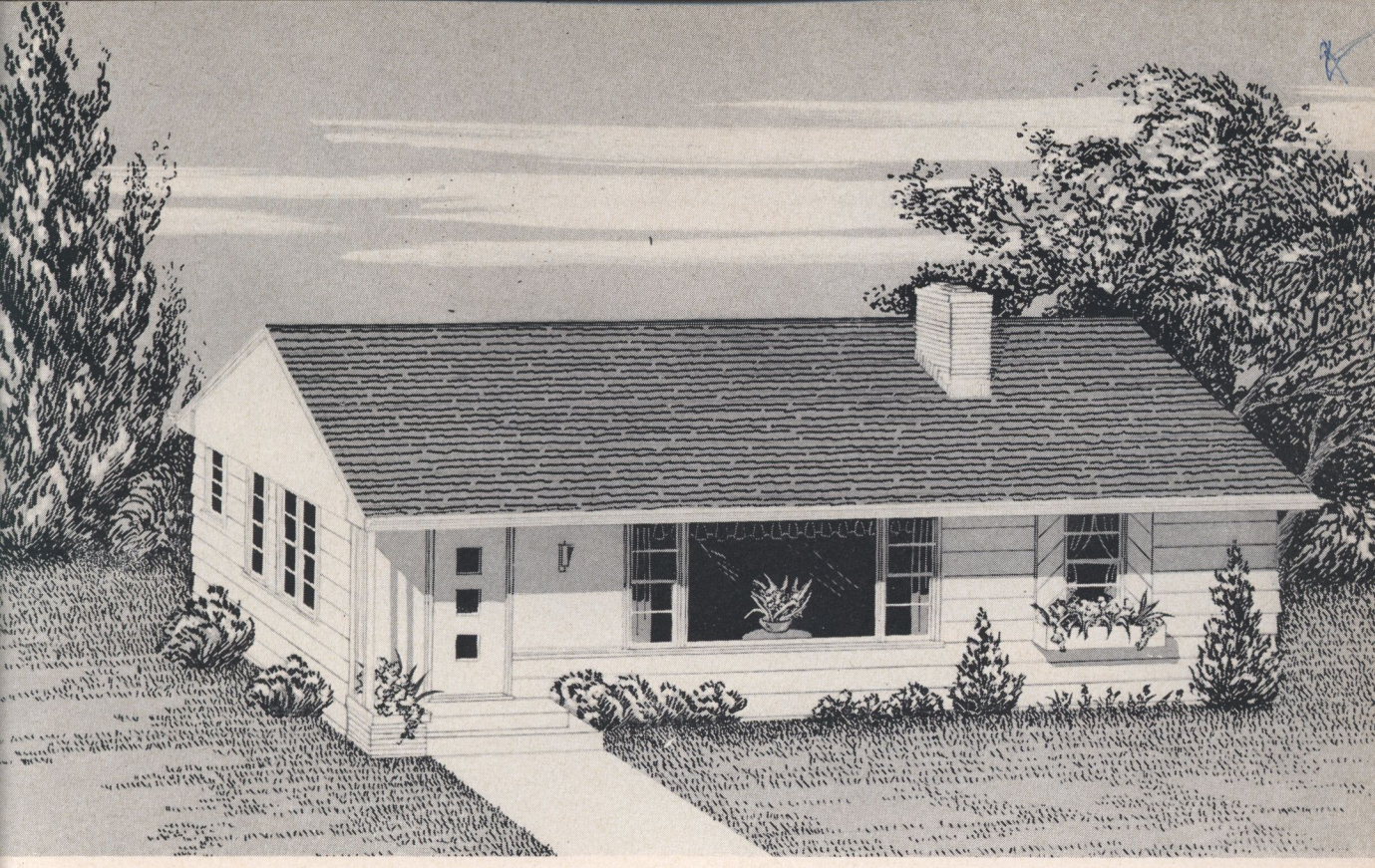
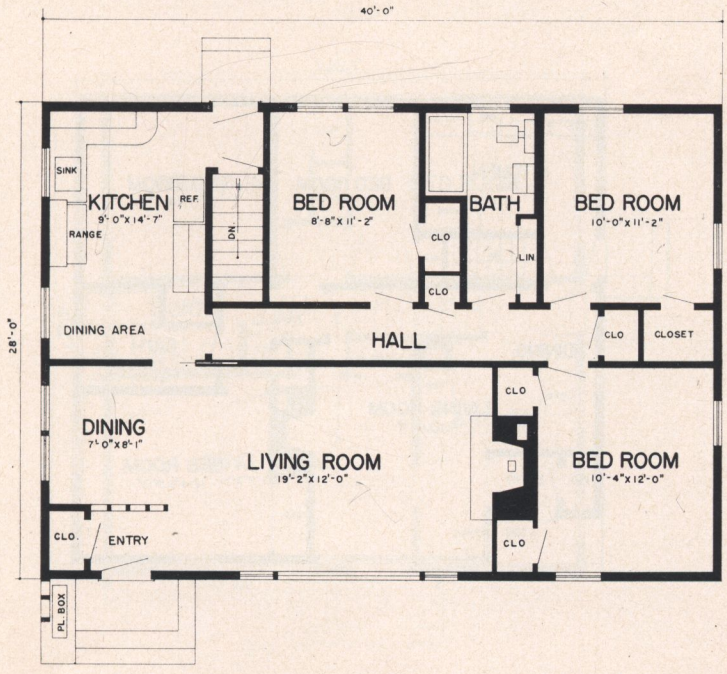


Clinton

THIS house will receive quick approval from those who are looking for a three bedroom house that can be built with an eye toward economy. The convenient hall gives easy access from kitchen to bedroom and still maintains the privacy of the living room.



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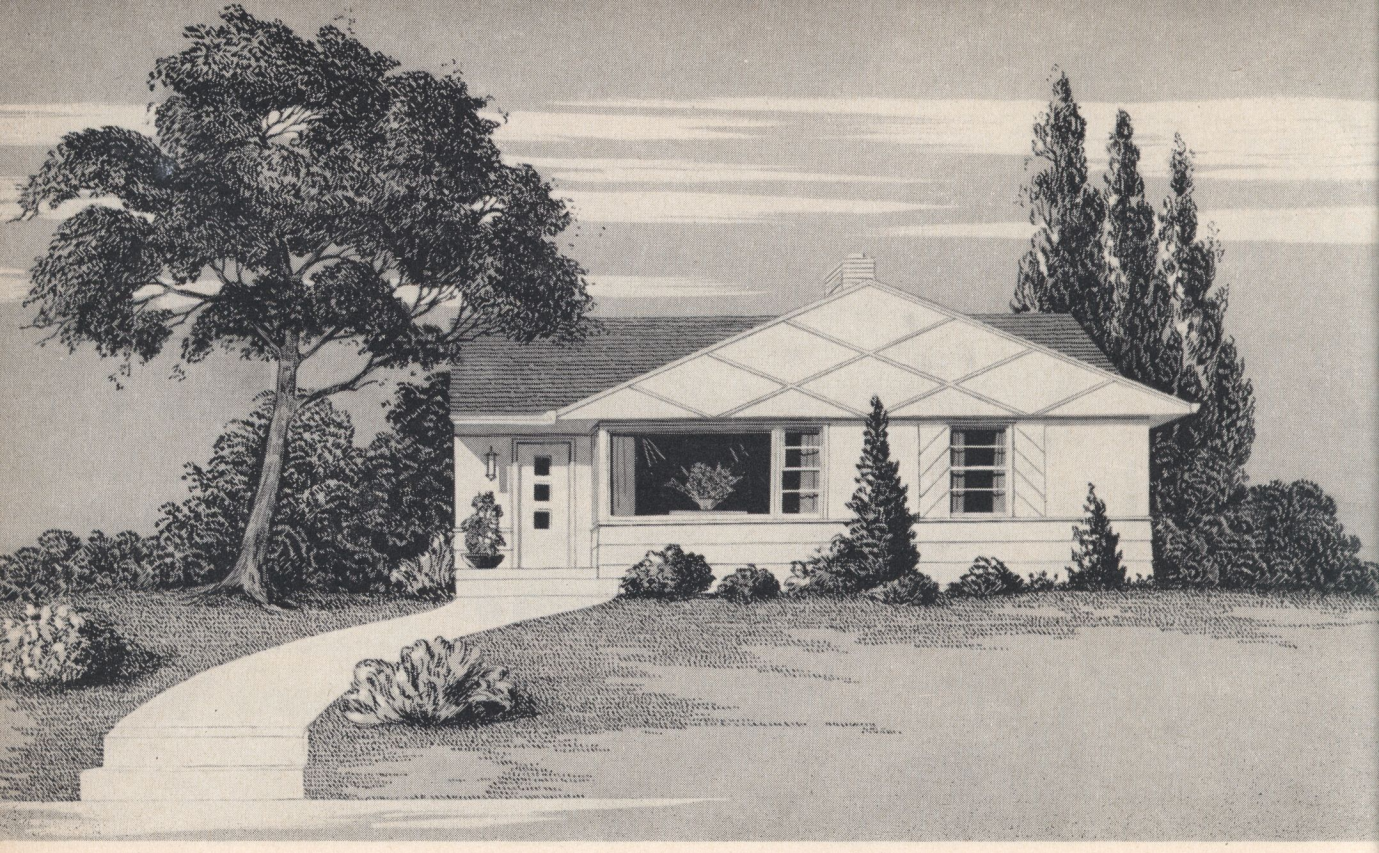
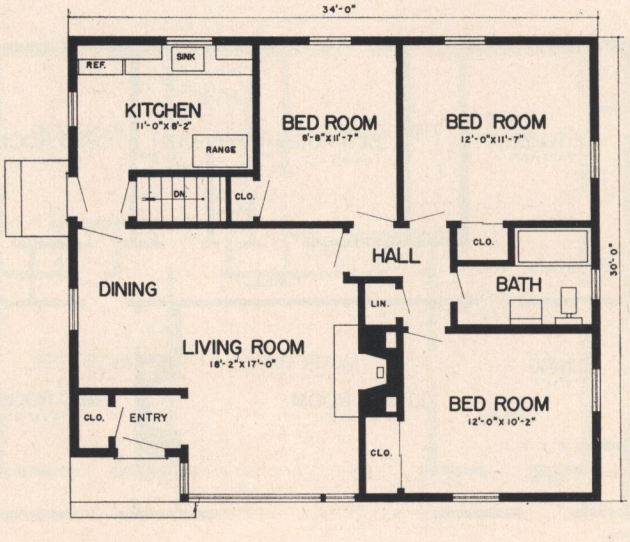


Lynn

THE unique design makes this an outstanding house. The undivided living and dining portions increases the spaciousness of the house. The plan makes complete utilization of space, all within the area of the economical square type plan.



Price of one complete set of Plans, Specifications, Lumber and Millwork List **$22.50**

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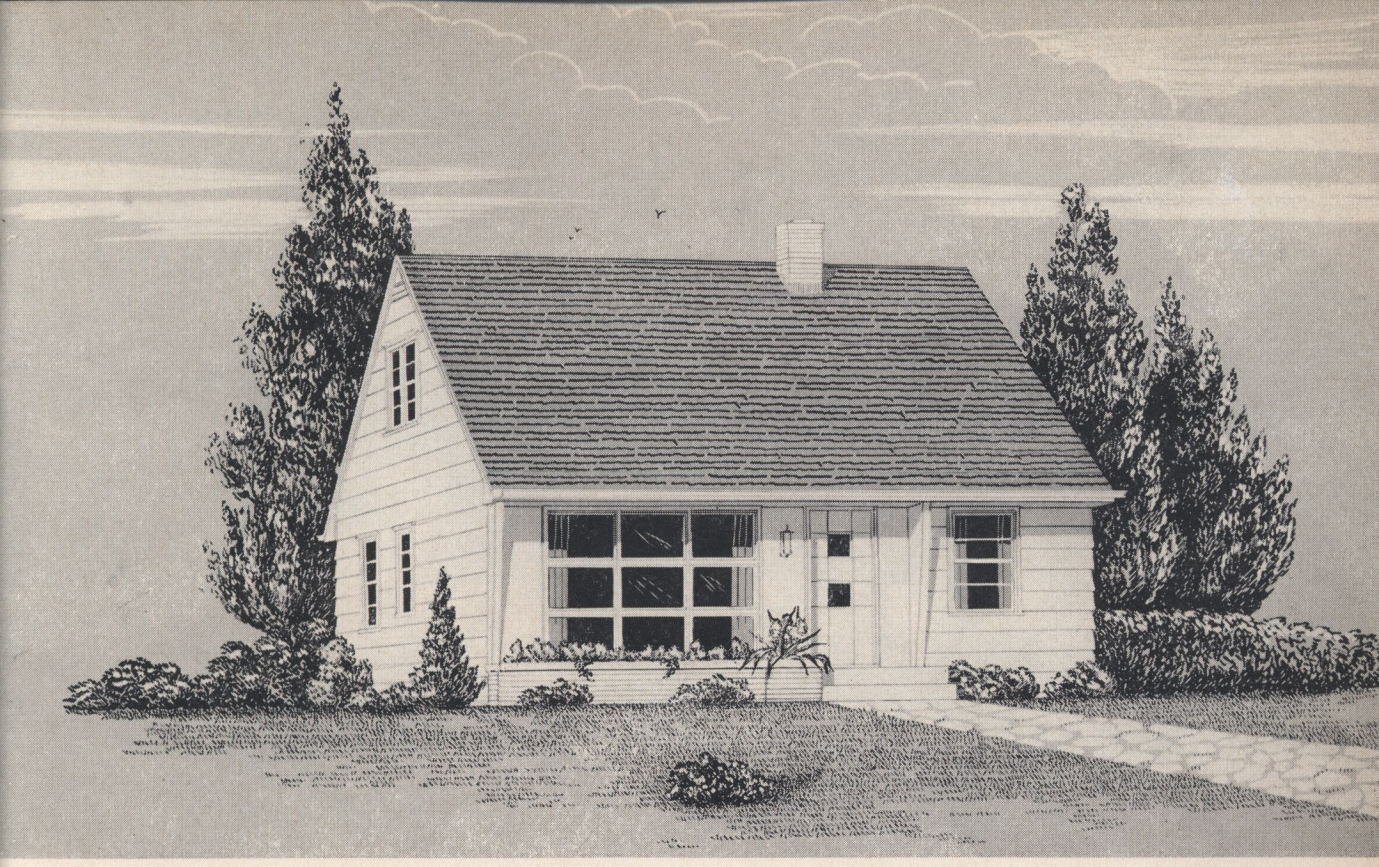
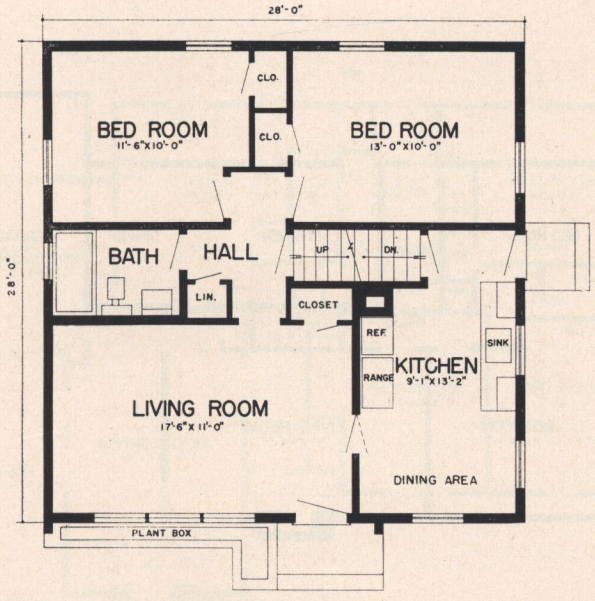


Freeport

VERY livable despite its modest proportions. This plan has proved its value to builders all over the country. The gable roof offers the opportunity of expansion. A bedroom may be added in the attic space. This design is destined for great popularity.



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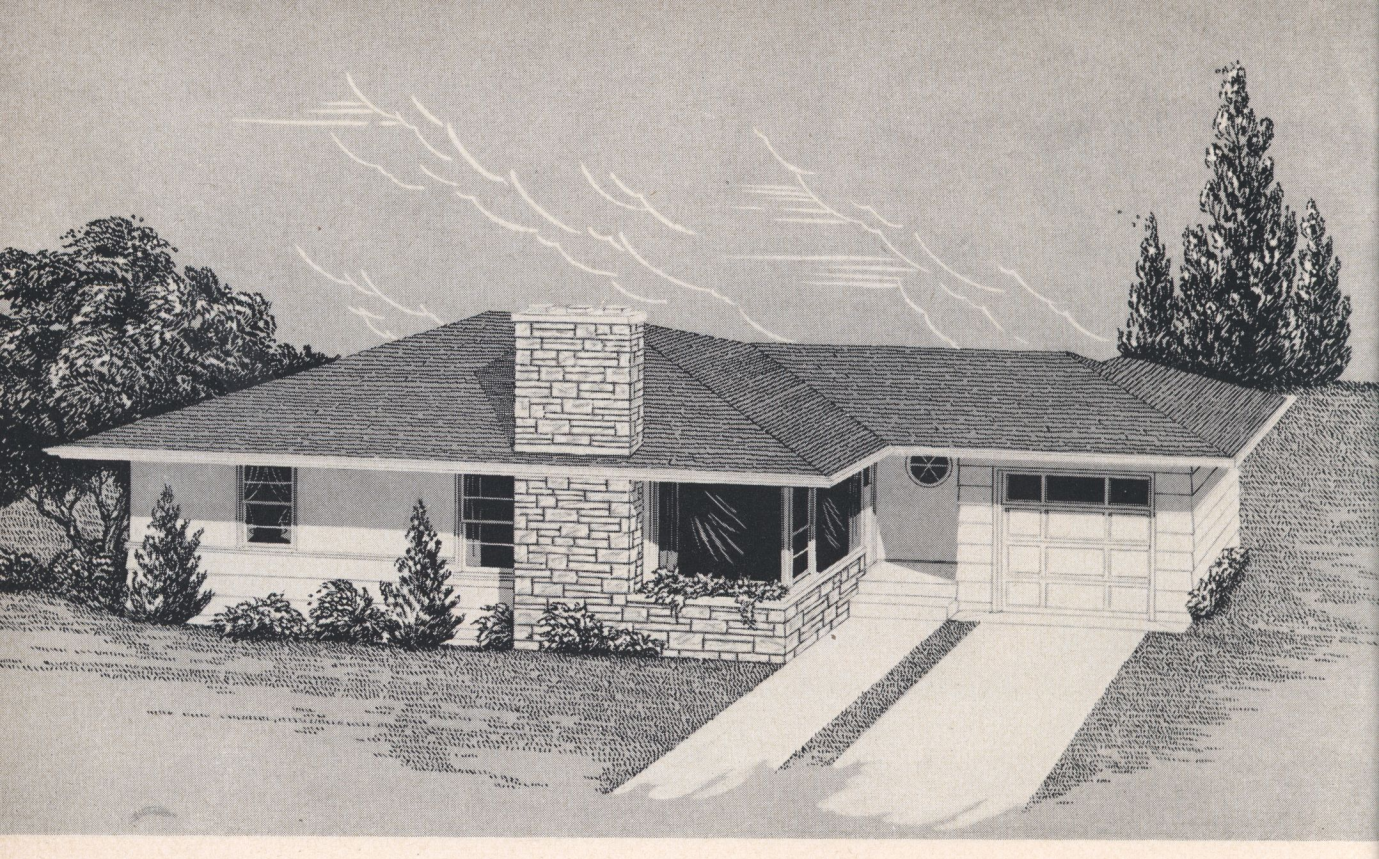
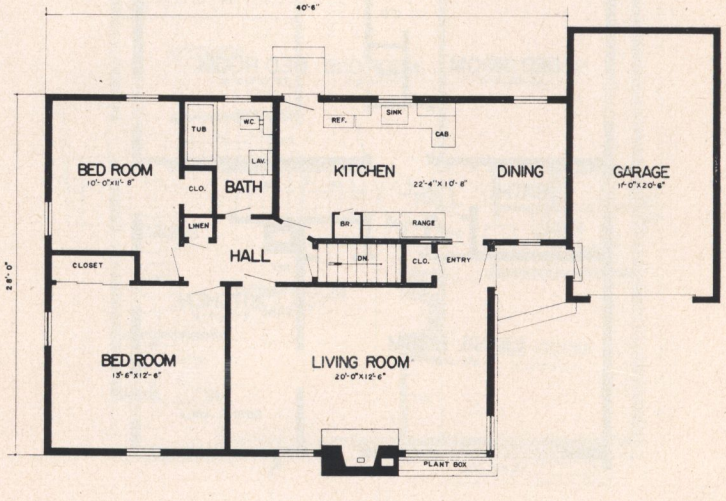


Norman

THE essentials of fine living are provided in this charming house. Following the approved trend, the dining and kitchen areas are combined for efficiency as an aid to the busy housewife. Bedrooms are sufficiently remote from the main spheres of activity to be restful retreats. Observe the attractive and ever welcome front entry.



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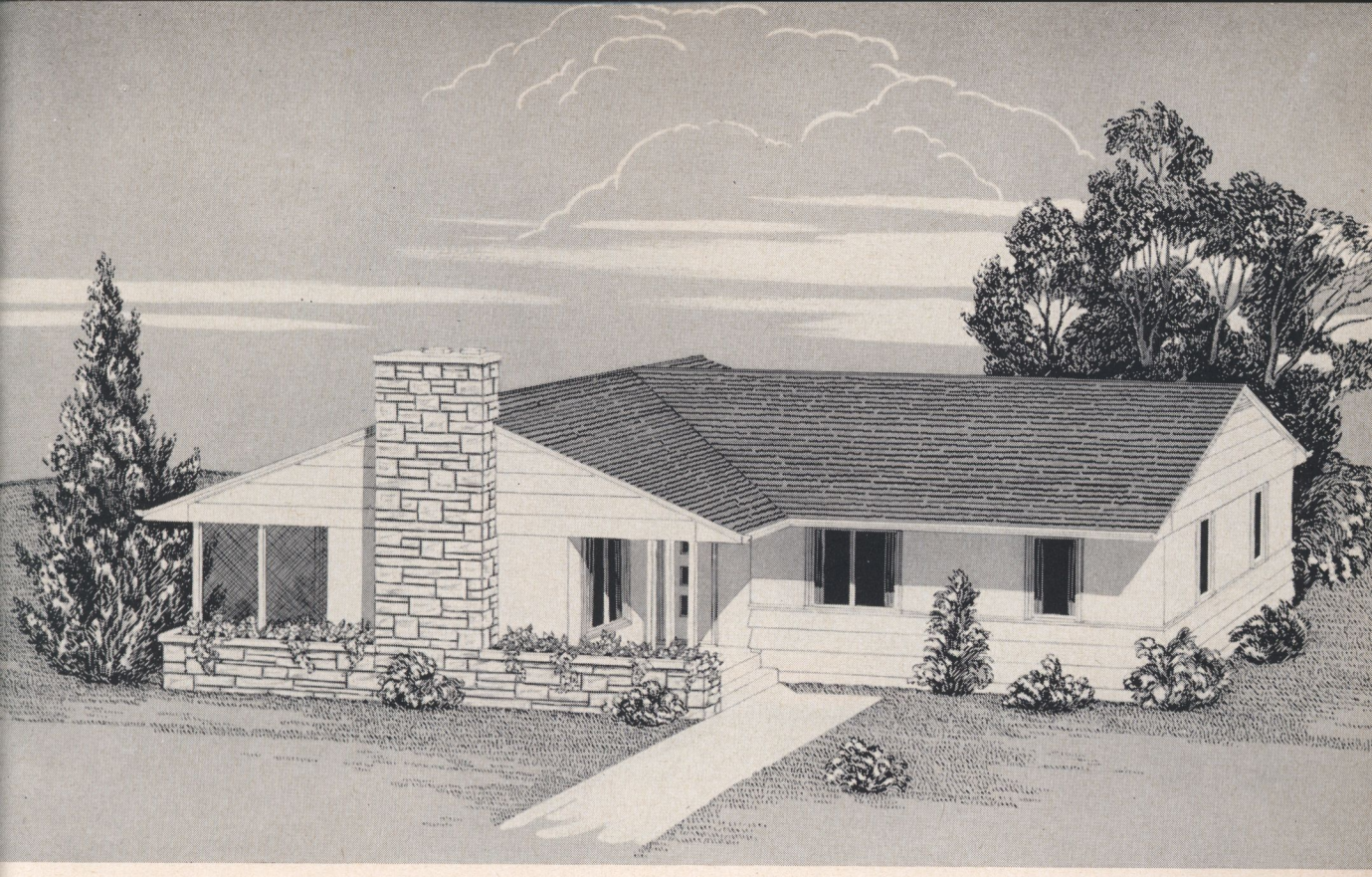
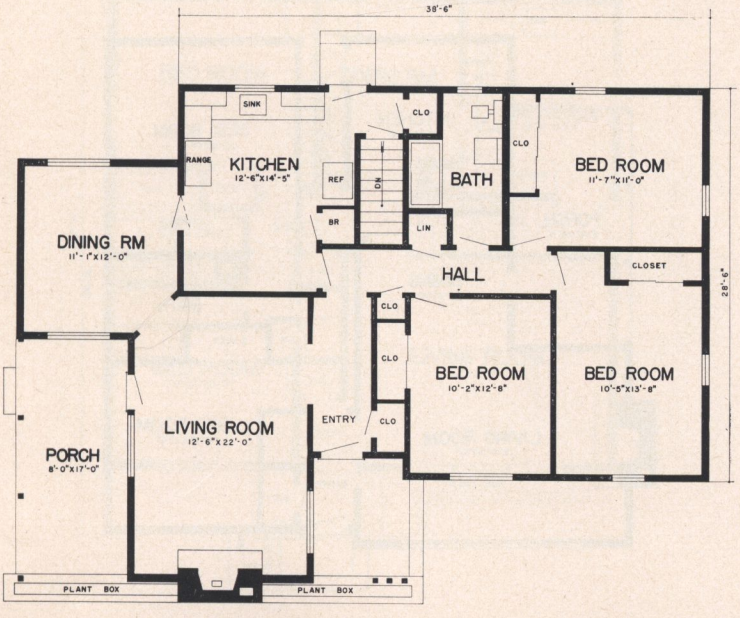


Lampert

THE charm and dignity of this house is enhanced by the stone fireplace, and plant boxes. The central location of the entry offers good circulation to all parts of this fine house. The porch is available as either additional living or dining area. Another feature is the rear entry coat closet.



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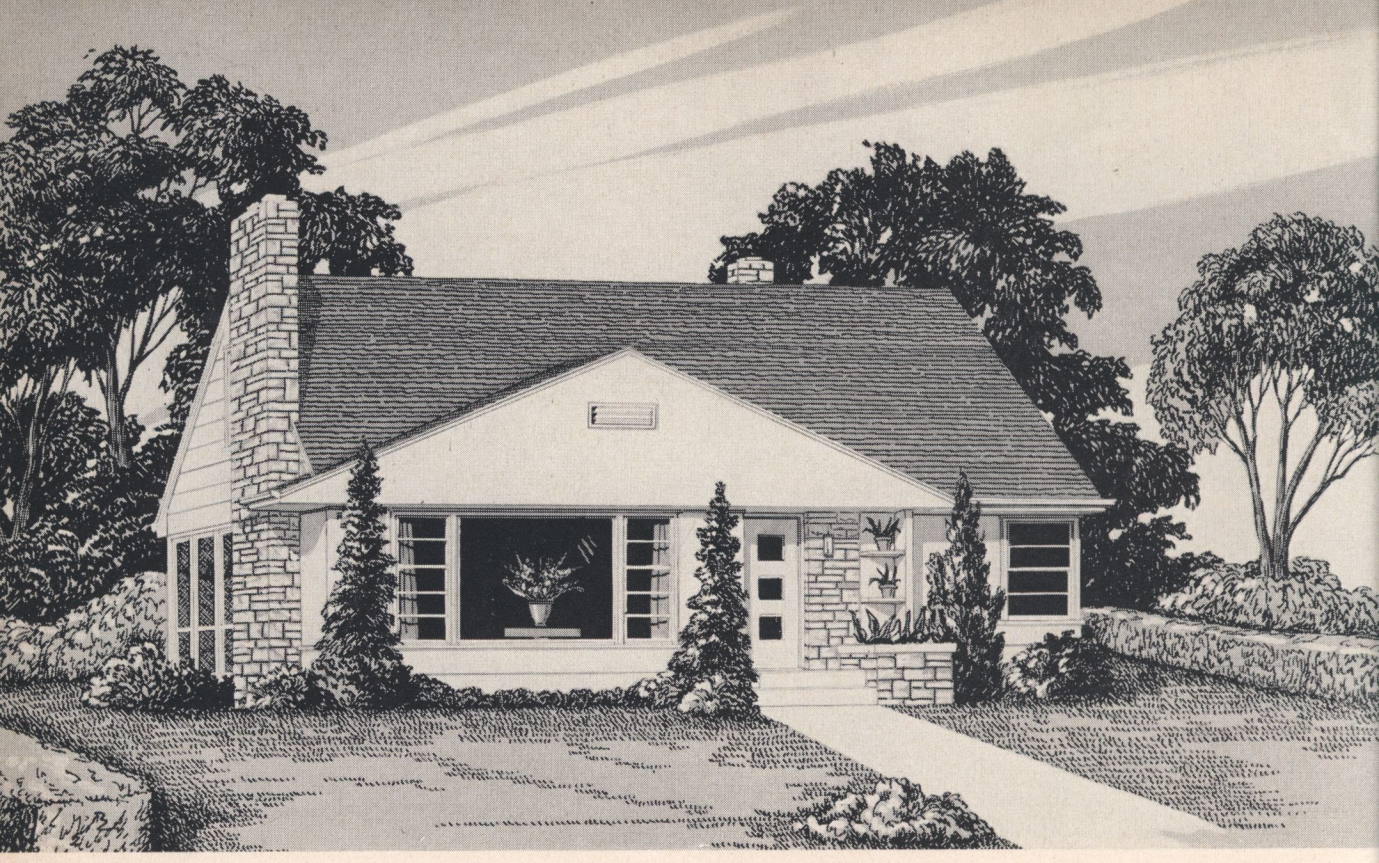
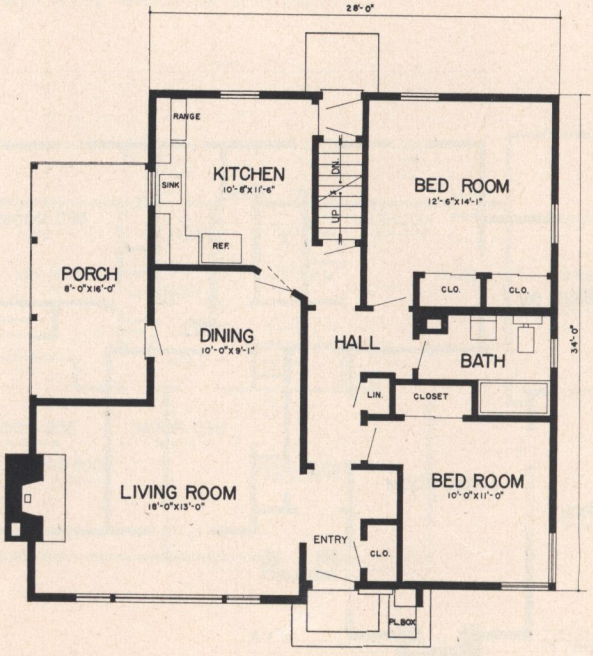


Claremore

ONE of the important features of this design is the center hall extending from front to kitchen. The attic space offers the possibilities for additional bedrooms. The living room, dining room and porch offers a quiet retreat from the more active parts of the house.



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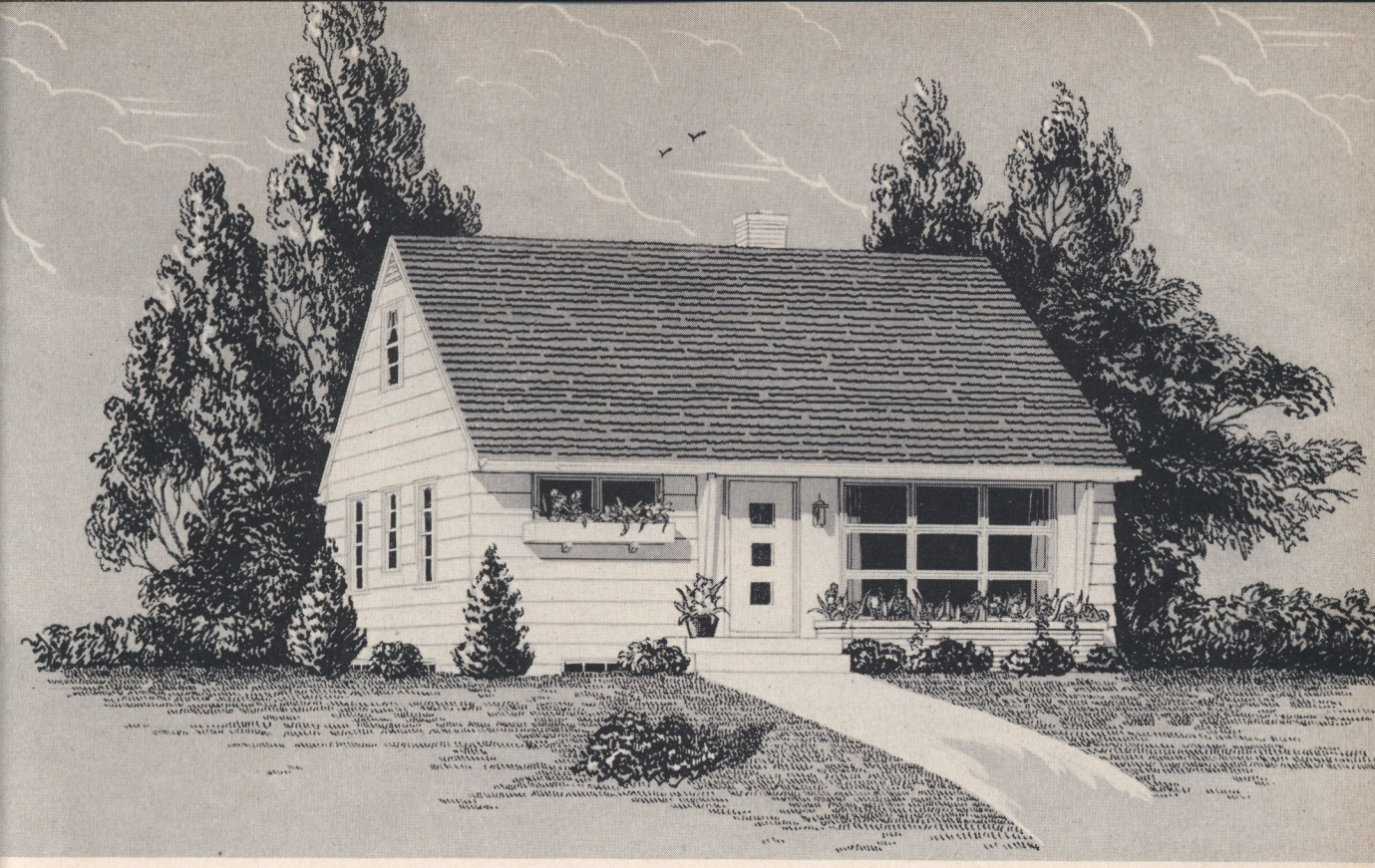
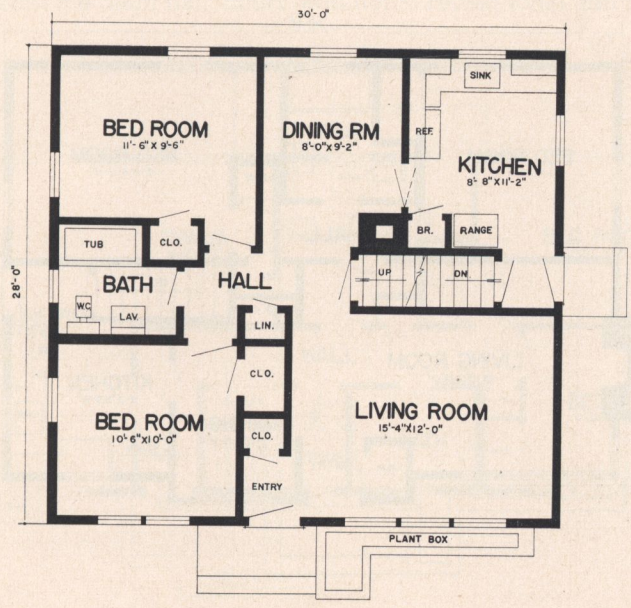


Lansdale

AN economical plan that makes use of every square foot of floor space. Its simple rectangular plan makes it economical to build. Provision is possible for additional bedrooms upstairs.



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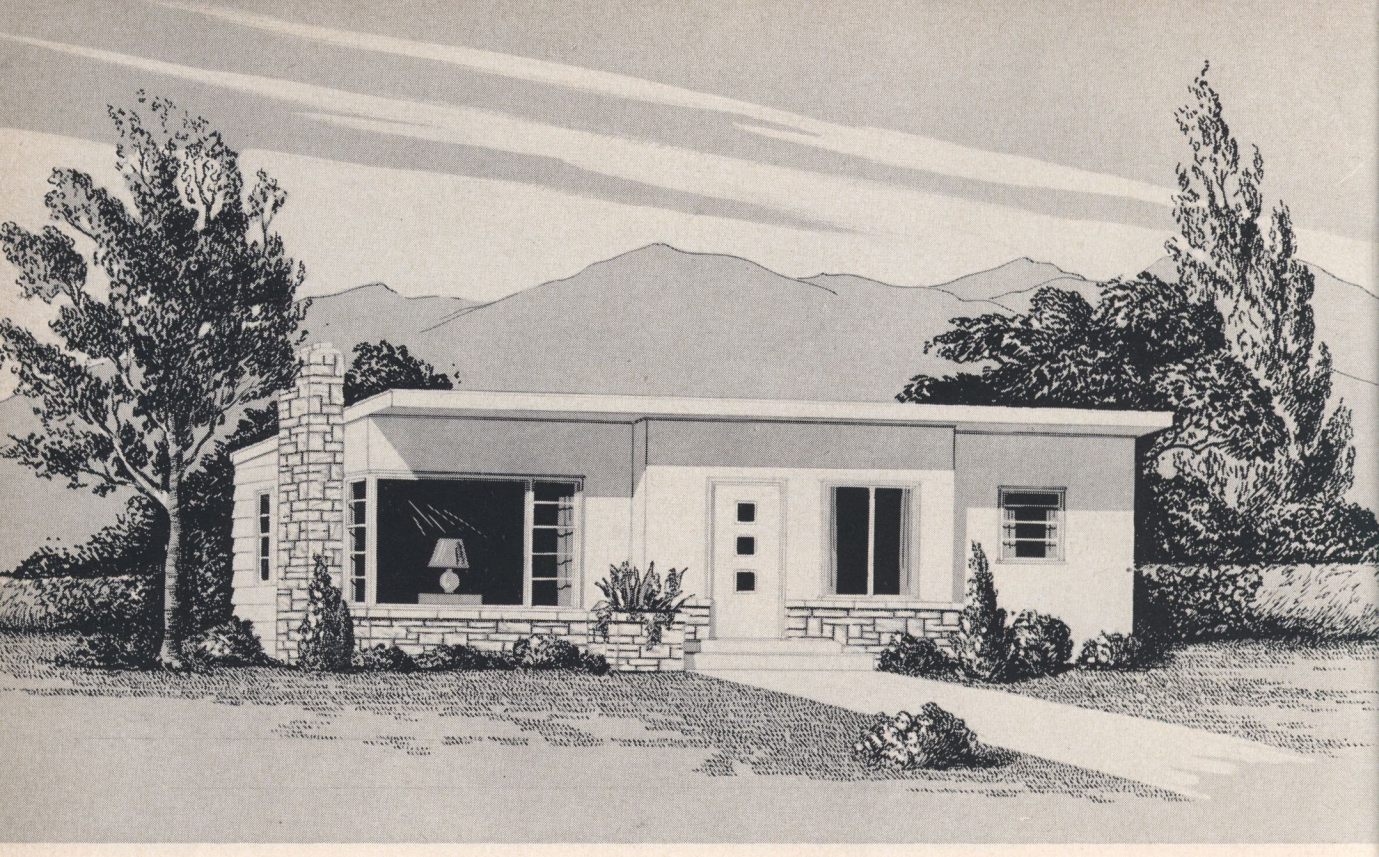
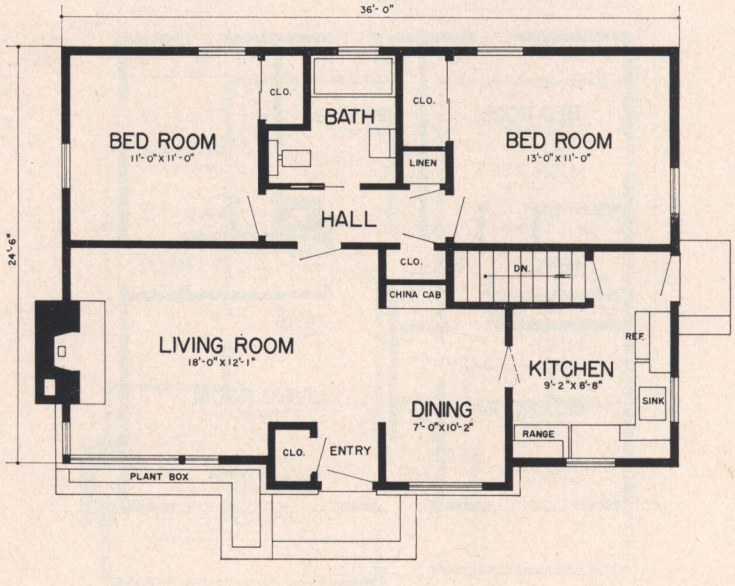


Logan

THIS attractive contemporary design with its combination living and dining room offers an interesting change to those who want a house planned for low cost livability. Truly individual, it has all the attributes of permanent worth.



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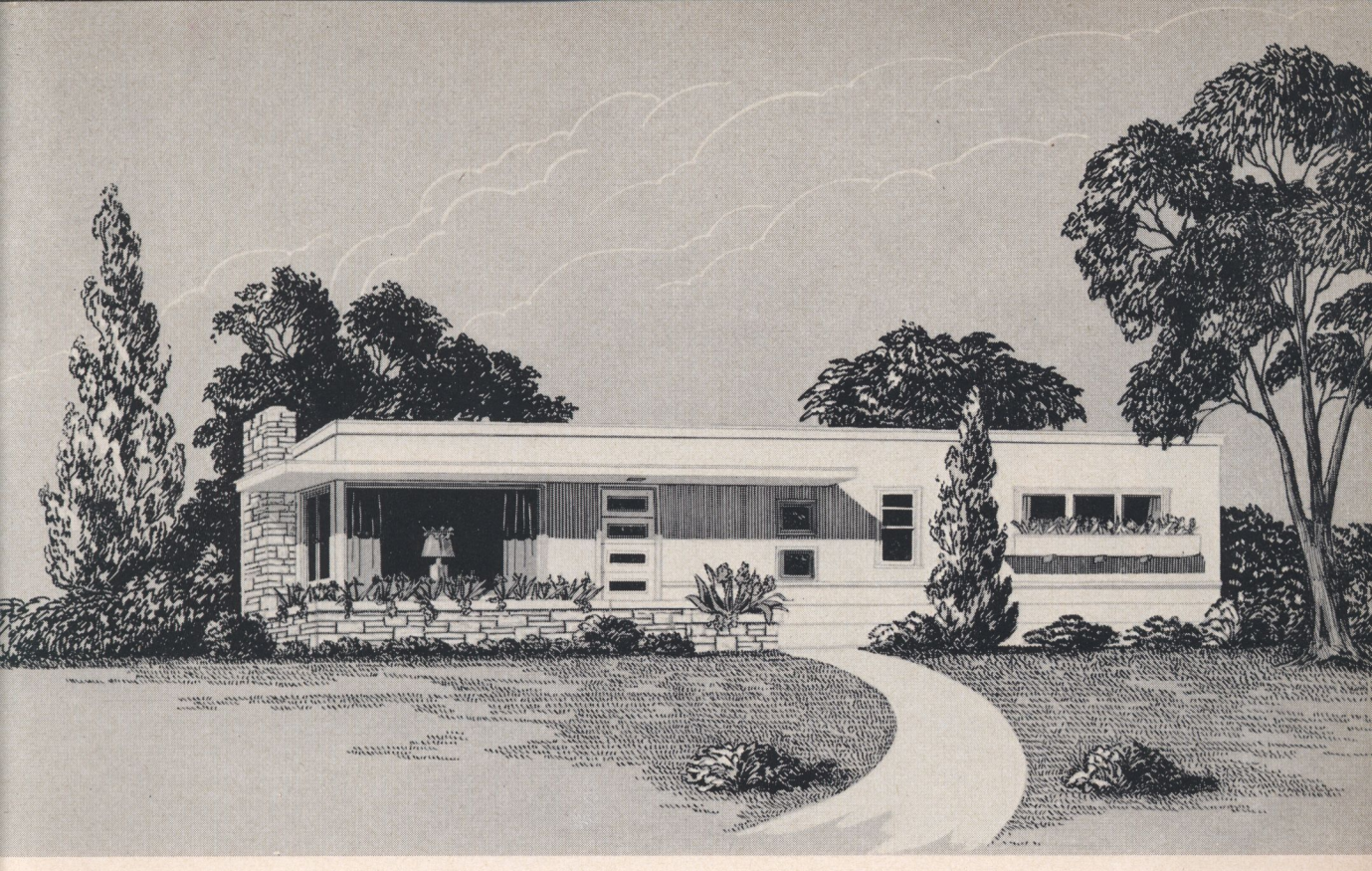
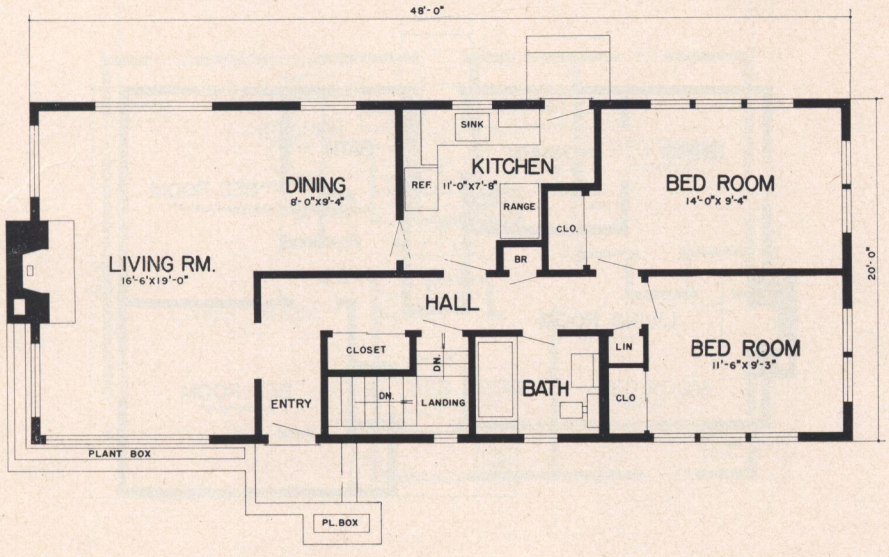


Burlington

HERE is a floor plan only twenty feet in depth that helps give the impression of a much larger house. Dining may be delegated to an inconspicuous position in this intriguing L-shaped living and dining room. The circulation is well routed to all parts of the house. The full basement, with the entry from the main hall, offers additional recreational and storage space.



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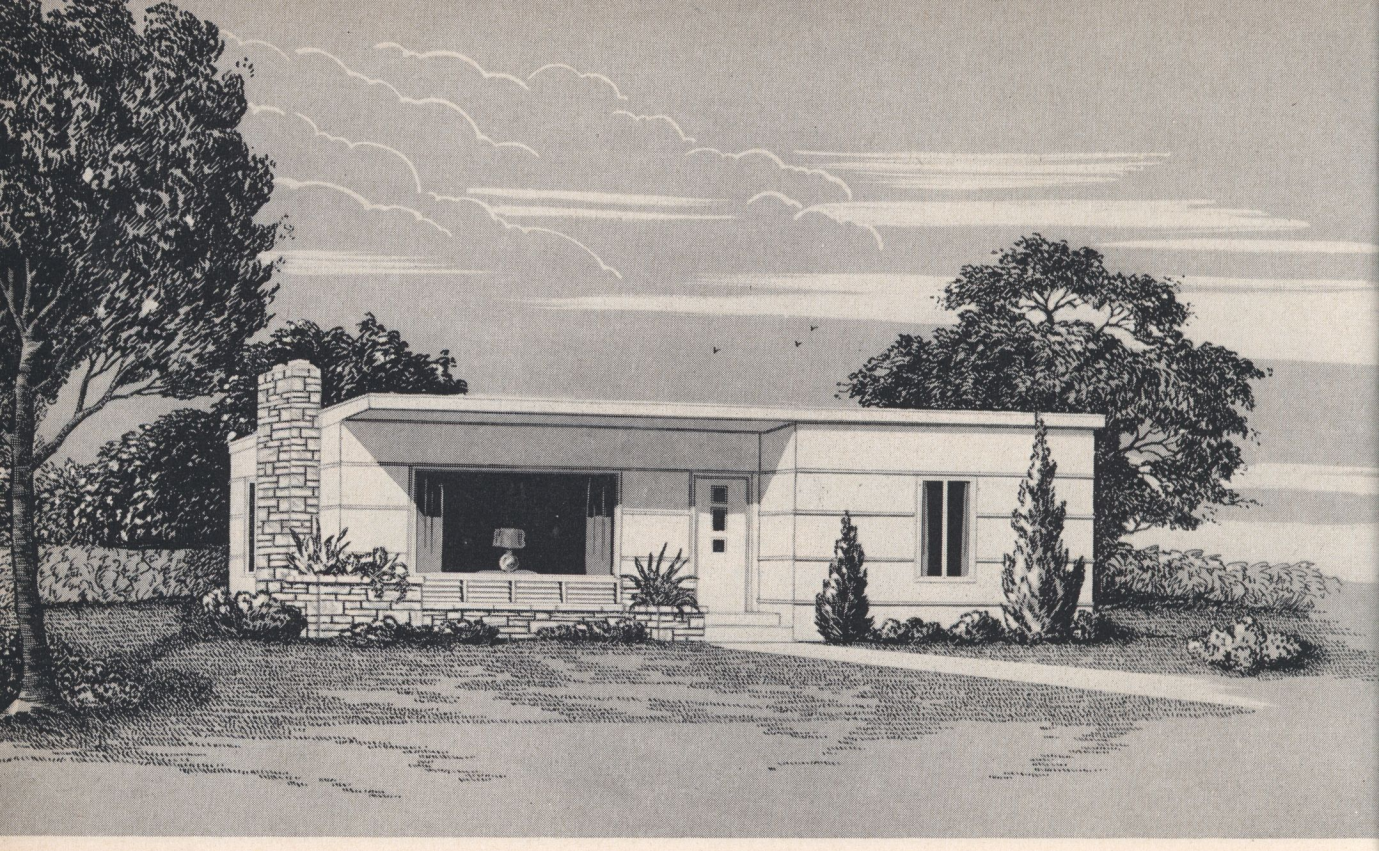
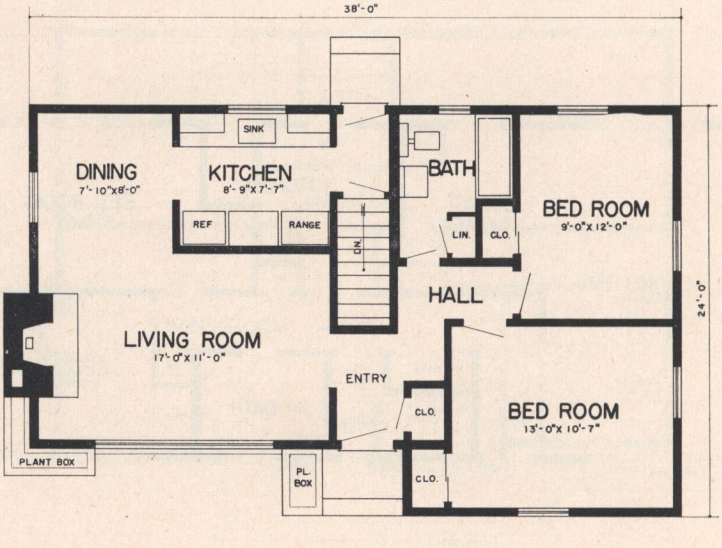


Larchmont

THIS is a genuinely functional house with a simple, but modern exterior. The attractive plant boxes add additional charm to a well proportioned design. This plan is well adopted to a lot with a view.



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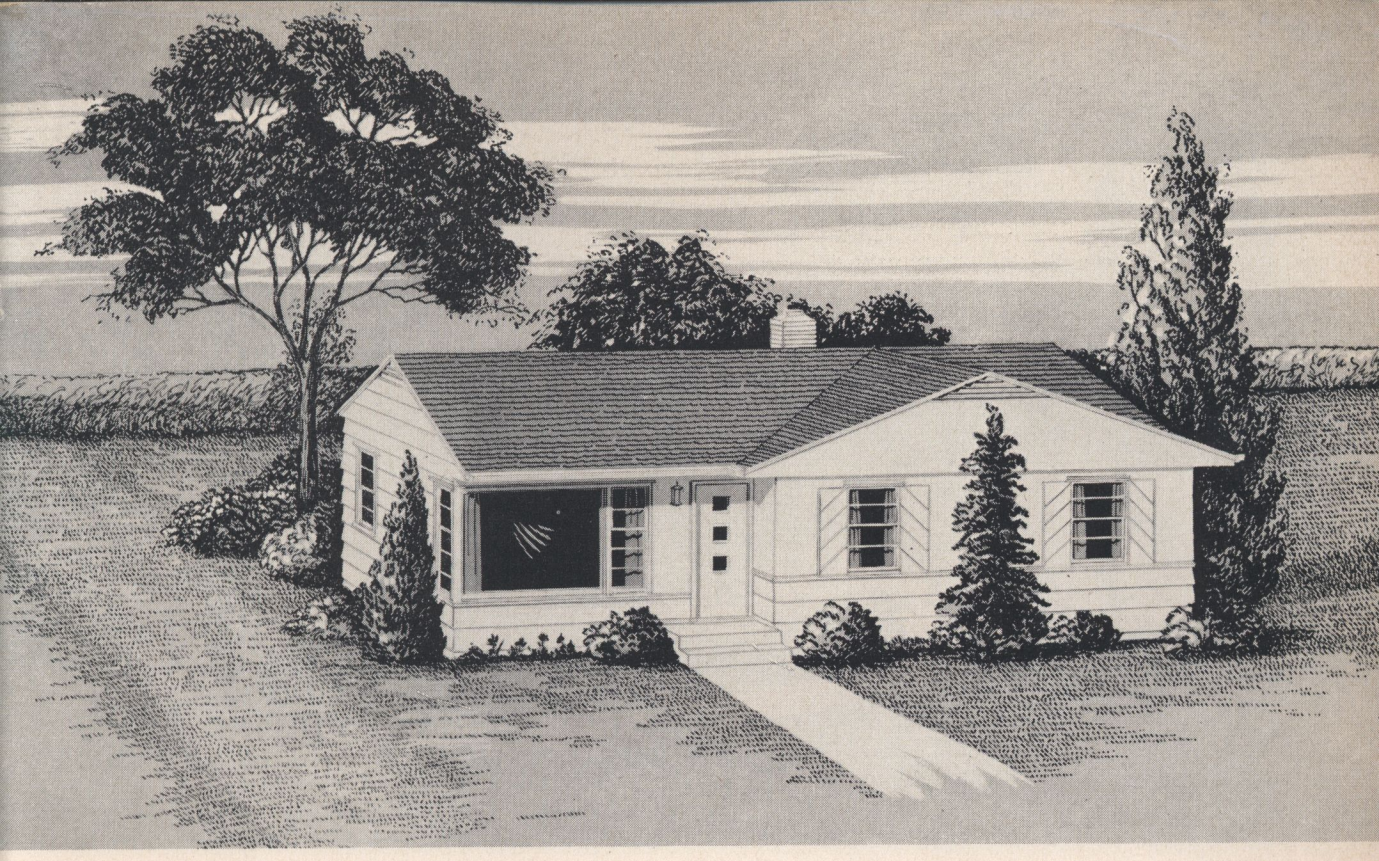
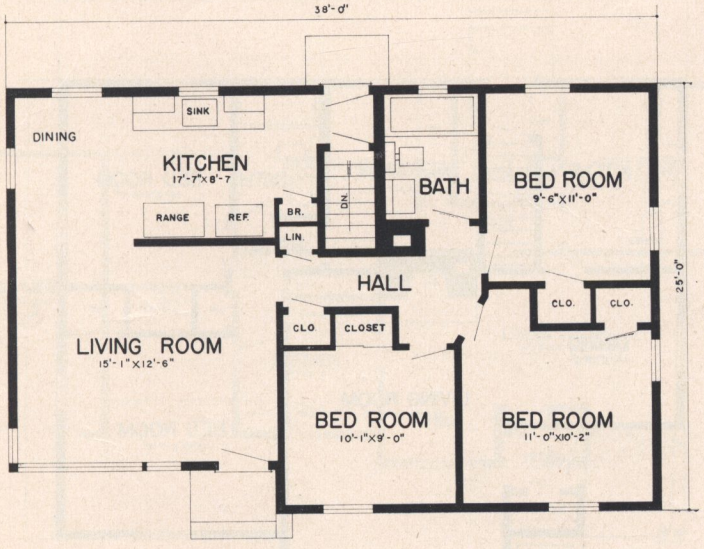


Sanford

HERE is truly an economical plan combining three bedrooms, all in a limited area. The open plan between living and dining-kitchen area help achieve a feeling of spaciousness. The direct access to basement is another feature of merit.



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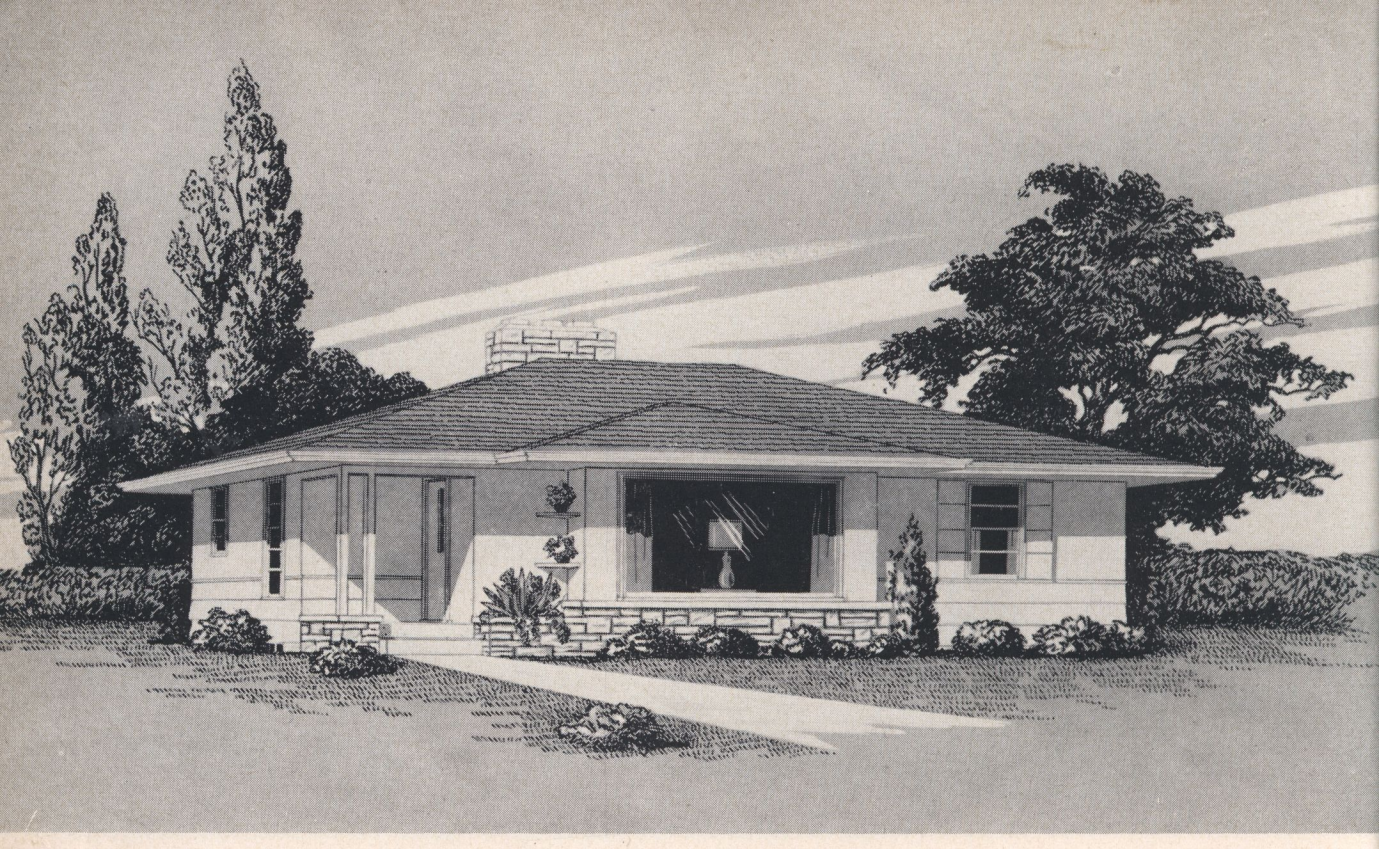
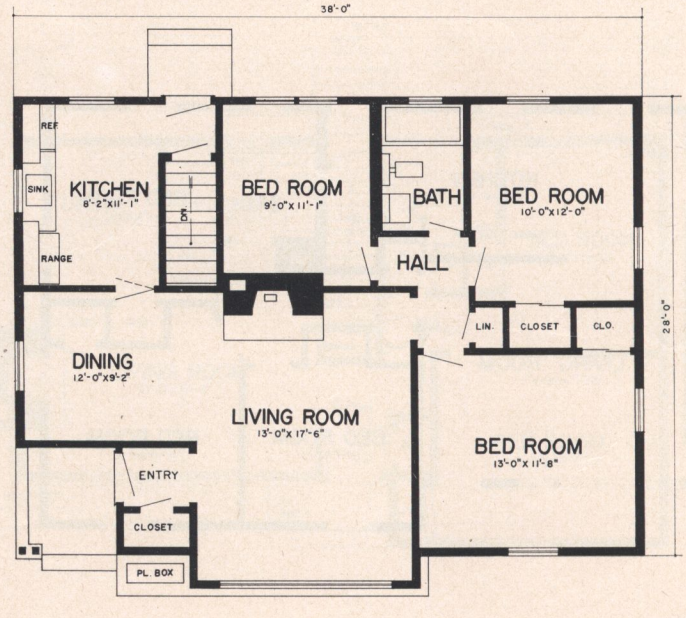


Beechwood

WHEN you consider this design, you will realize the many superior features. The well arranged three bedrooms, the L-shaped living and dining room, all grouped together in an economical plan. An exceptionally attractive house.



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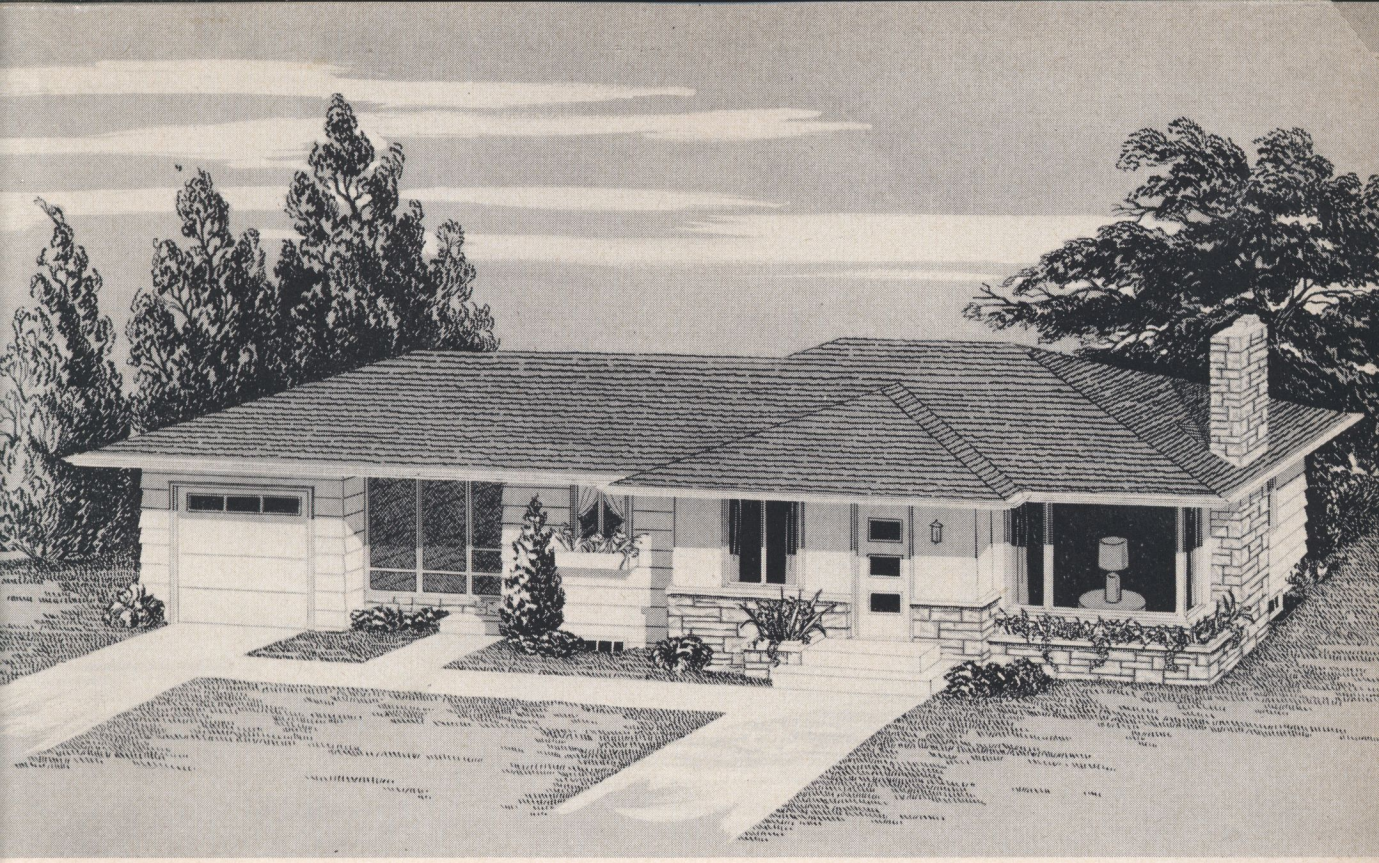
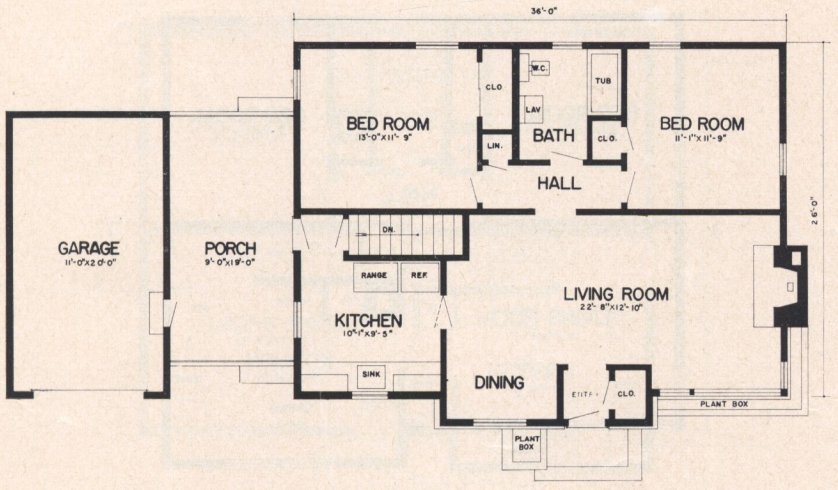


Trenton

IN plan the house is simple and compact. The living, dining and kitchen are well located at the front of the house, and the garage is easily accessible through the porch. The house is planned throughout for servantless living, with a thought to maintenance at a maximum of ease.



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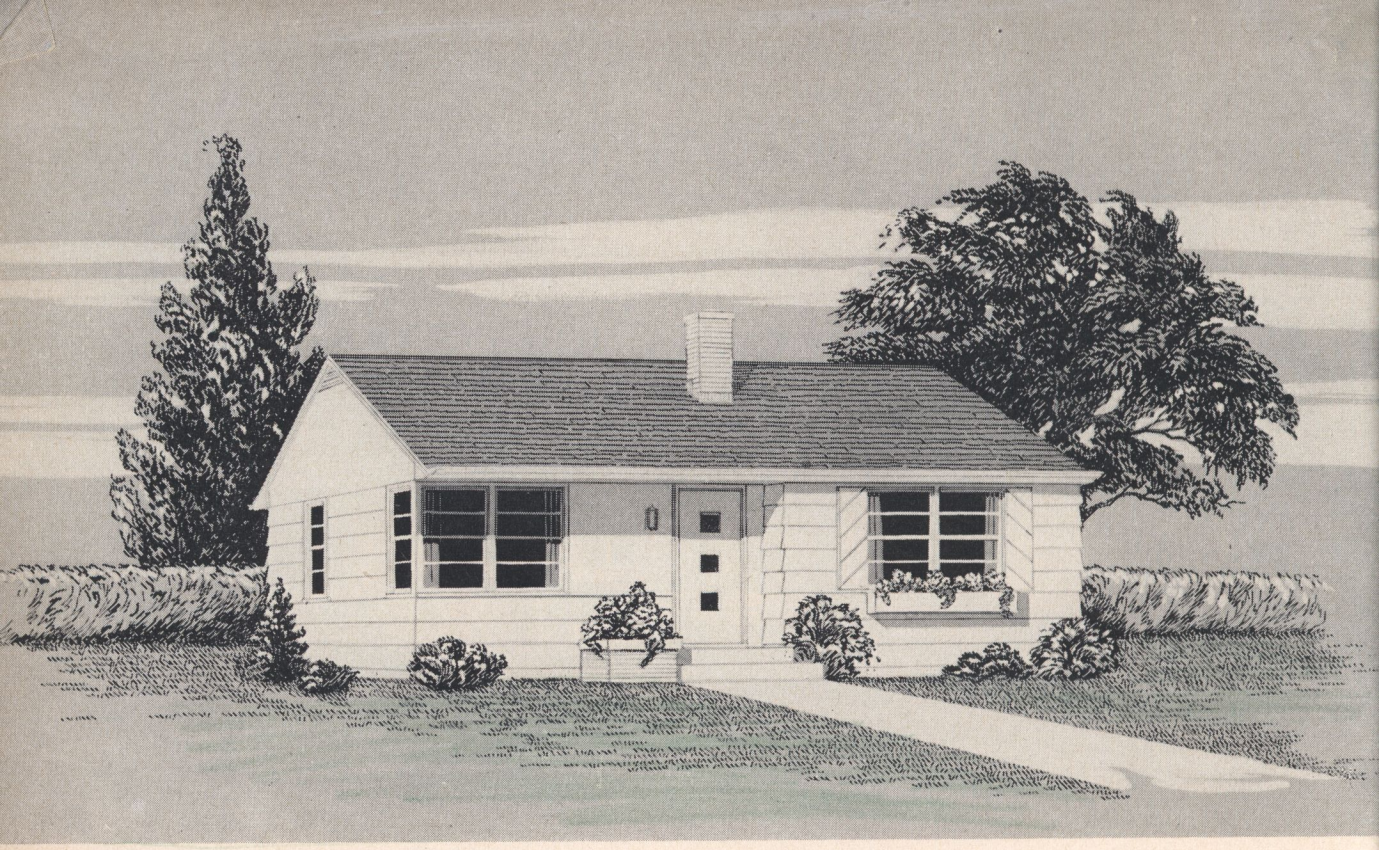
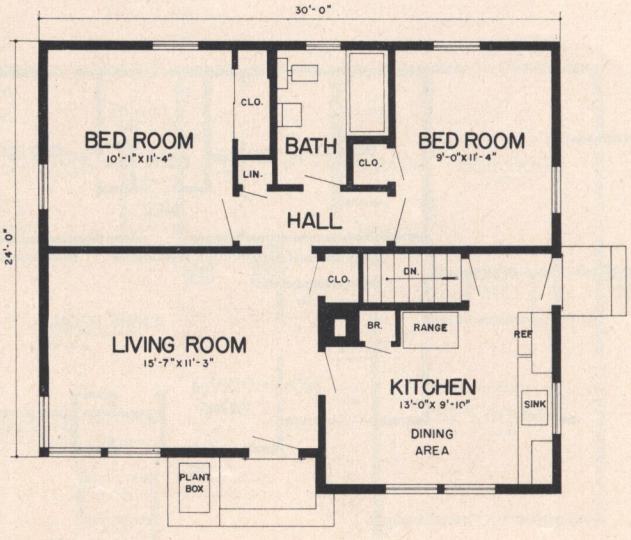


Sharon

A good, small compact plan, with an exterior of charm. The plan gives the most for the least amount of money. A nice, light living room—a kitchen with a large dining space, both features of merit.



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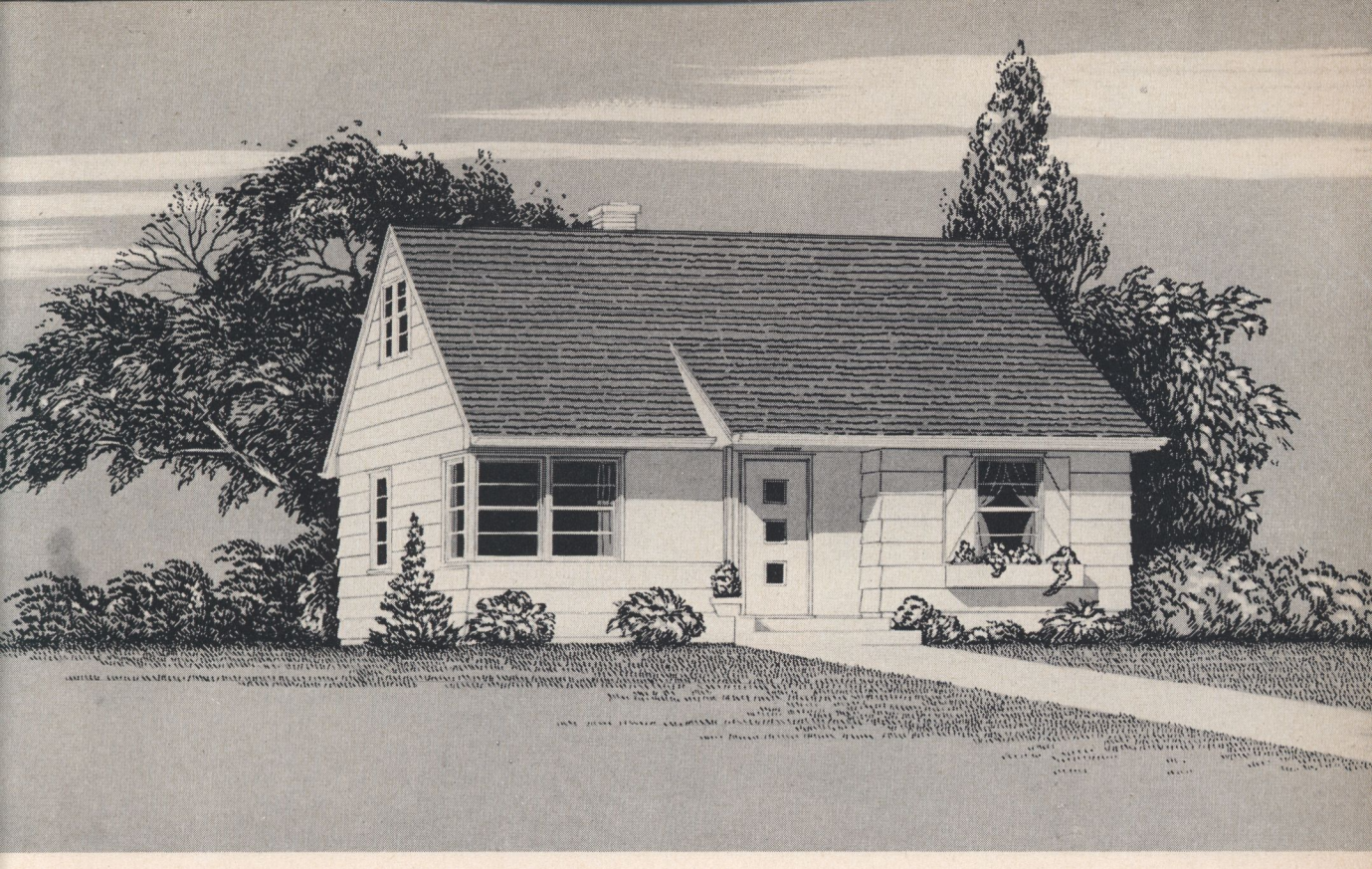
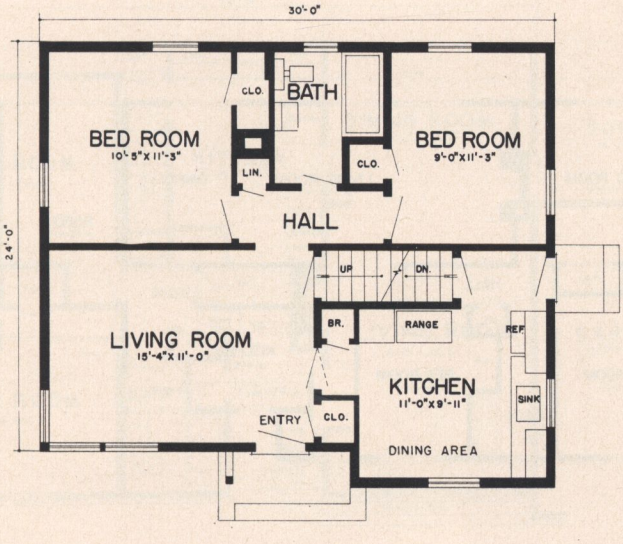


Sumner

THIS plan is similar to the "Sharon" shown on the opposite page. The increased pitch of the roof gives the possibilities for additional storage and expansion upstairs. The "Sumner" is a low cost house with a low upkeep.



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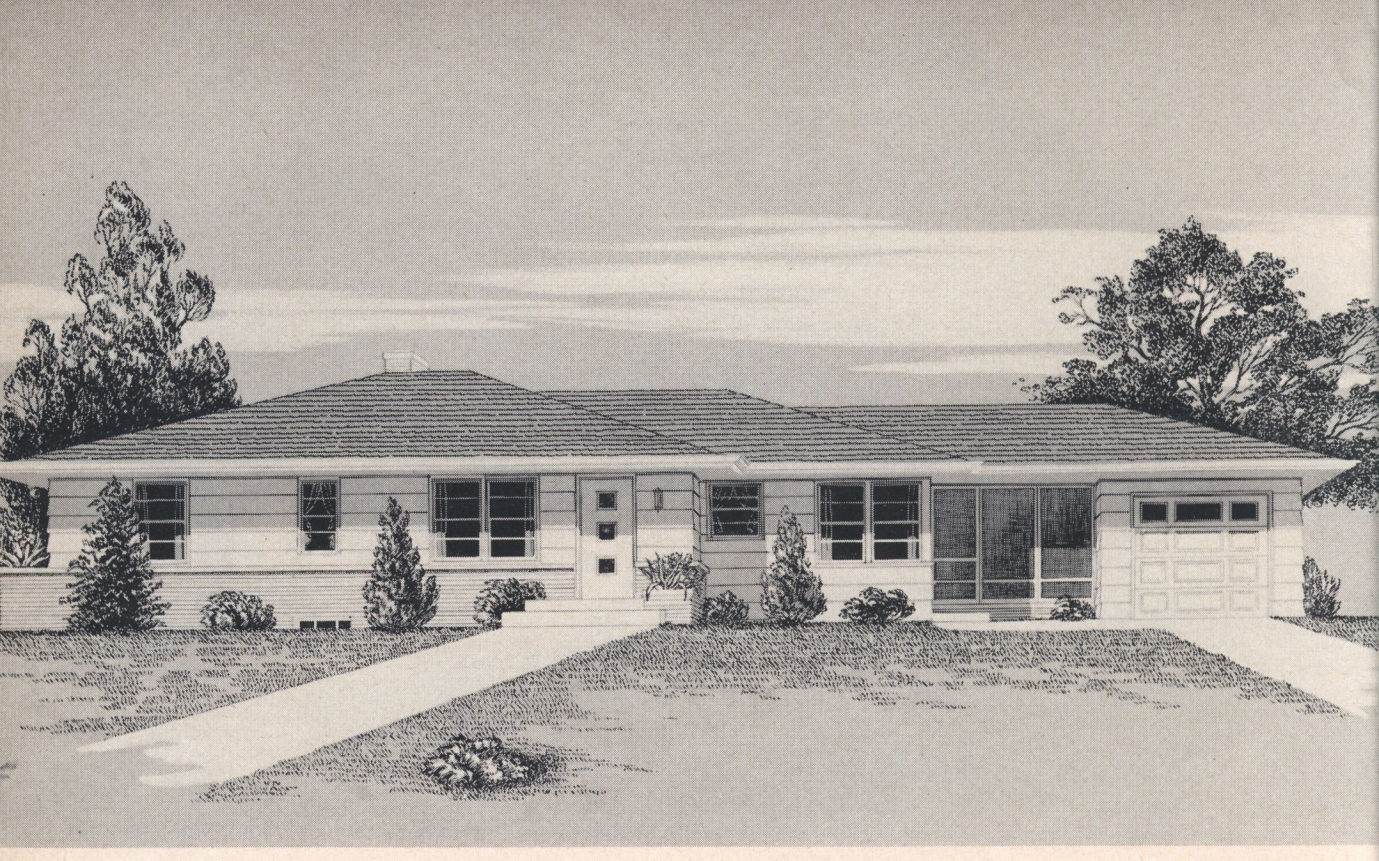
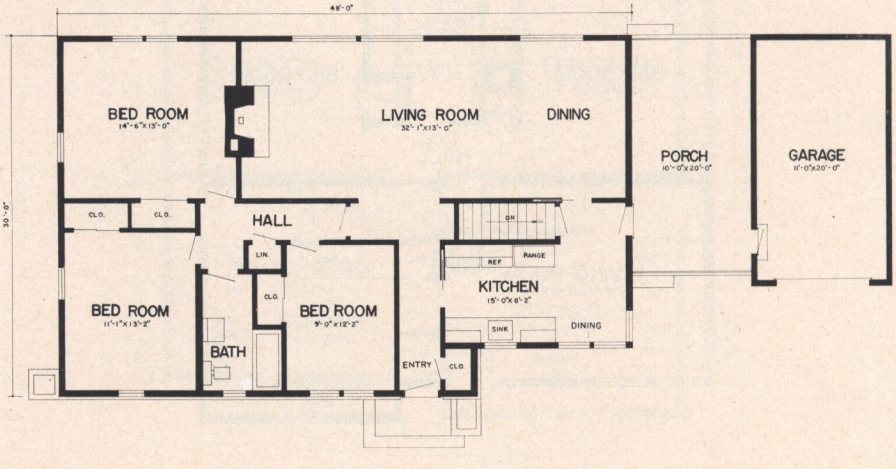


Jefferson

AN exceptionally handsome house that is well designed for modern living. The living and dining are at the rear, which is particularly desirable on a site with a view. The spaciousness of these rooms will be delightful. The garage and porch are included in the plans, but may be omitted for economy.



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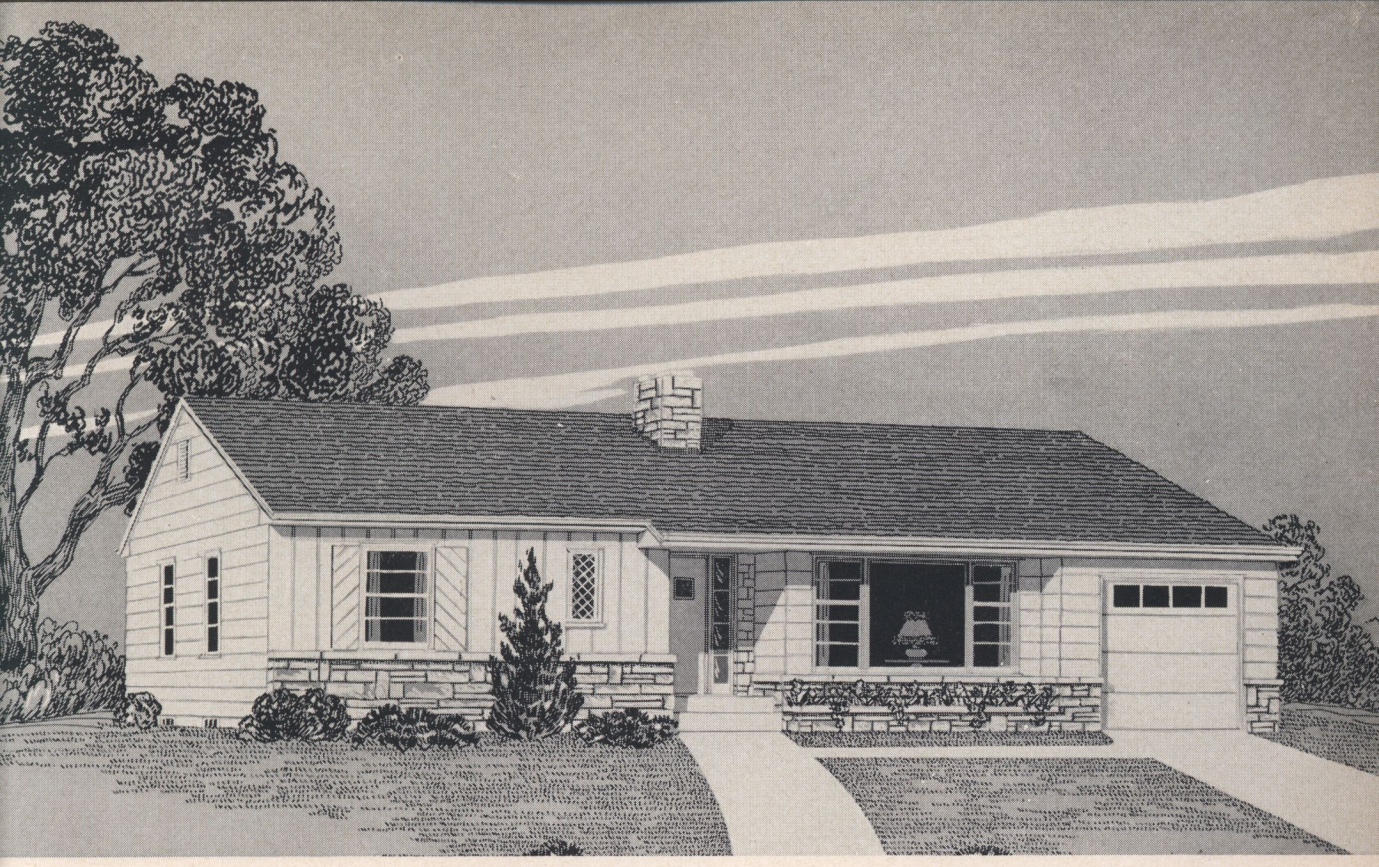
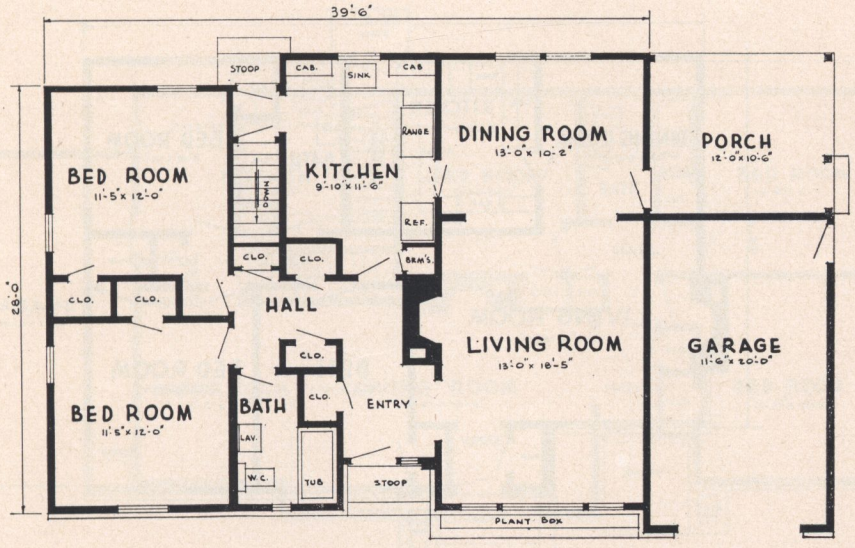


Fremont

THIS home was carefully planned for livability. Cross-ventilation is had in the combination living room-dining room. The porch is conveniently located to provide for entertaining and enjoyment. The bedrooms are separated from the living quarters to give quiet relaxation.



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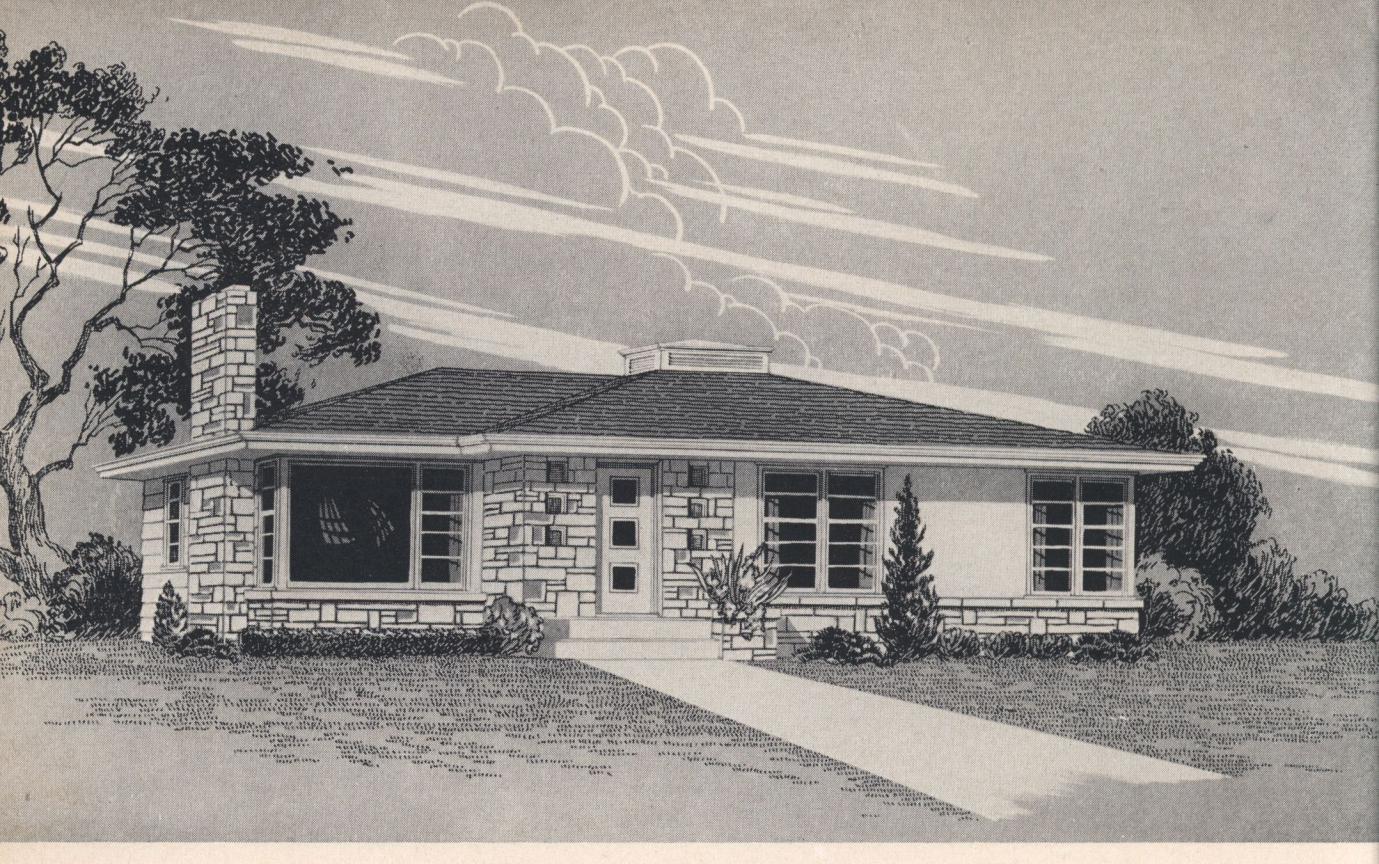
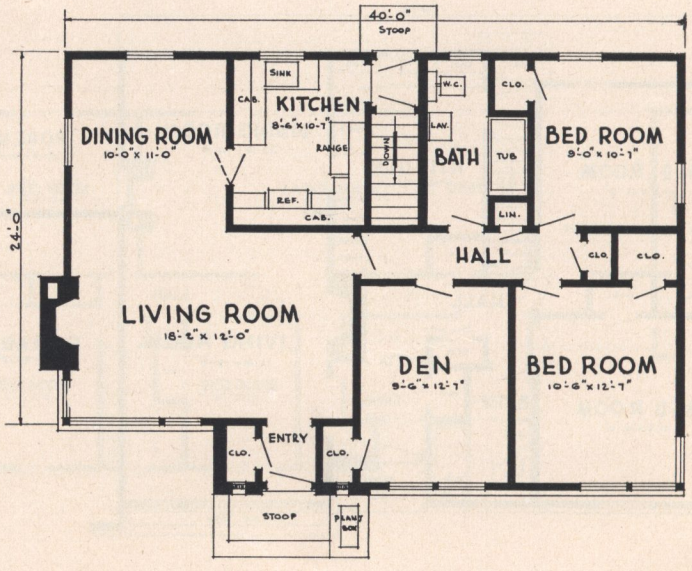


Maryland

LONG, low lines, the combination of stone and wood, and the unusual window design make up the charming exterior of this home. The floor plan, with its spacious living room, is excellent. The den is another good feature.



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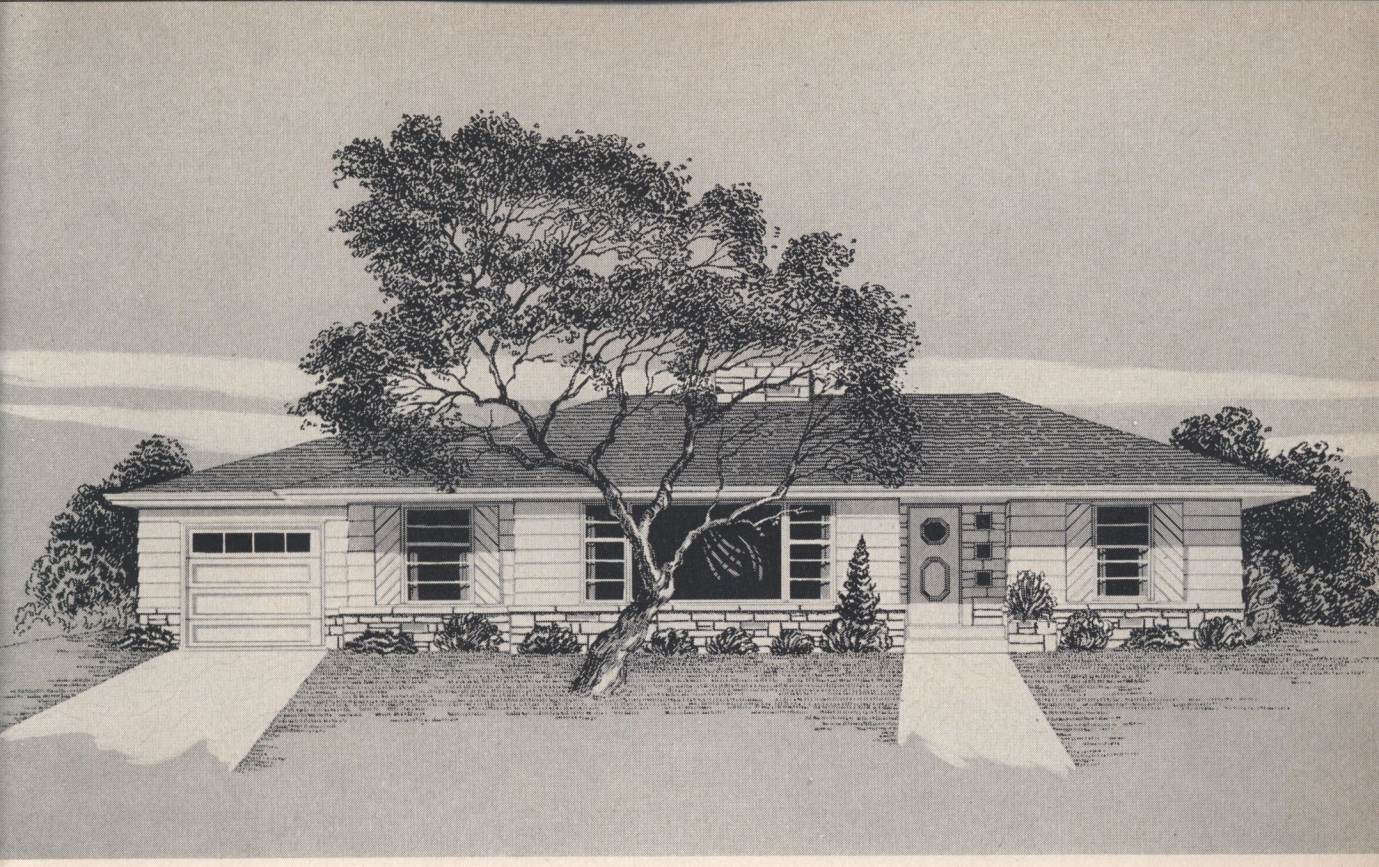
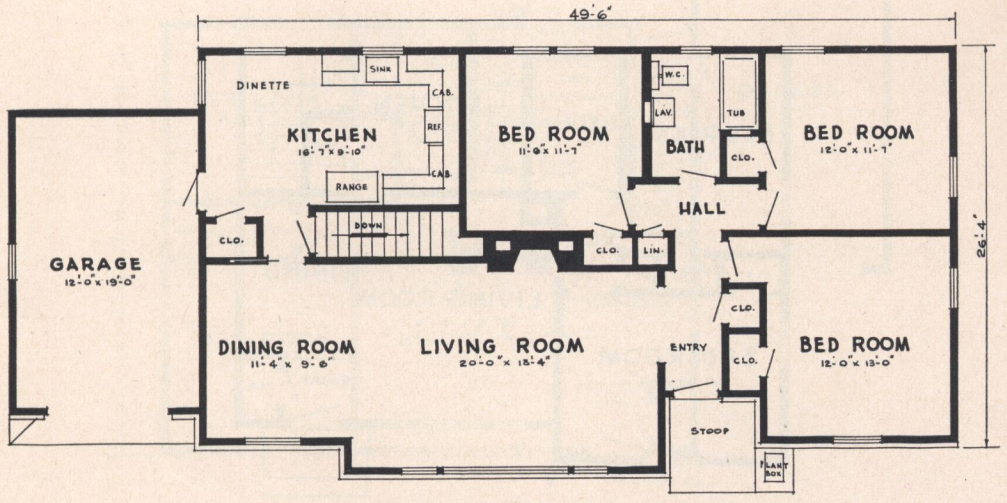


Hamilton

THIS spacious three-bedroom house was designed with an eye toward good design and luxurious comfort. The outside feature is a contrast of wood, stone, and glass. The interior has a floor plan well worth studying in your choice for a new home.



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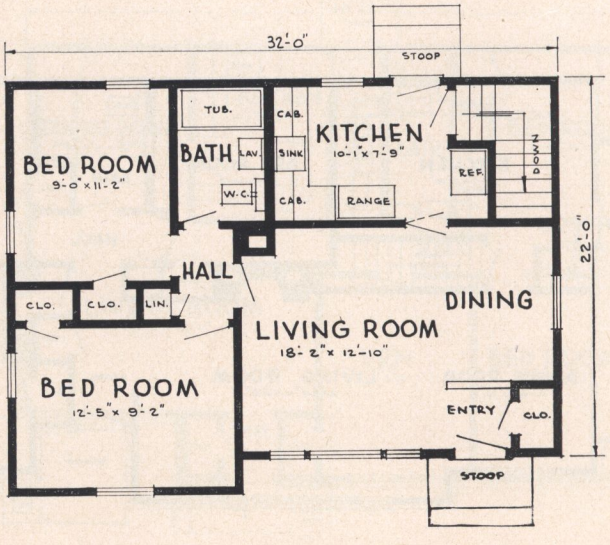
Woodale

THE combined living and dining room with its large picture window gives a cheerful effect to this small two-bedroom home. Charm is added to the simplified exterior by the novel window box across the front.



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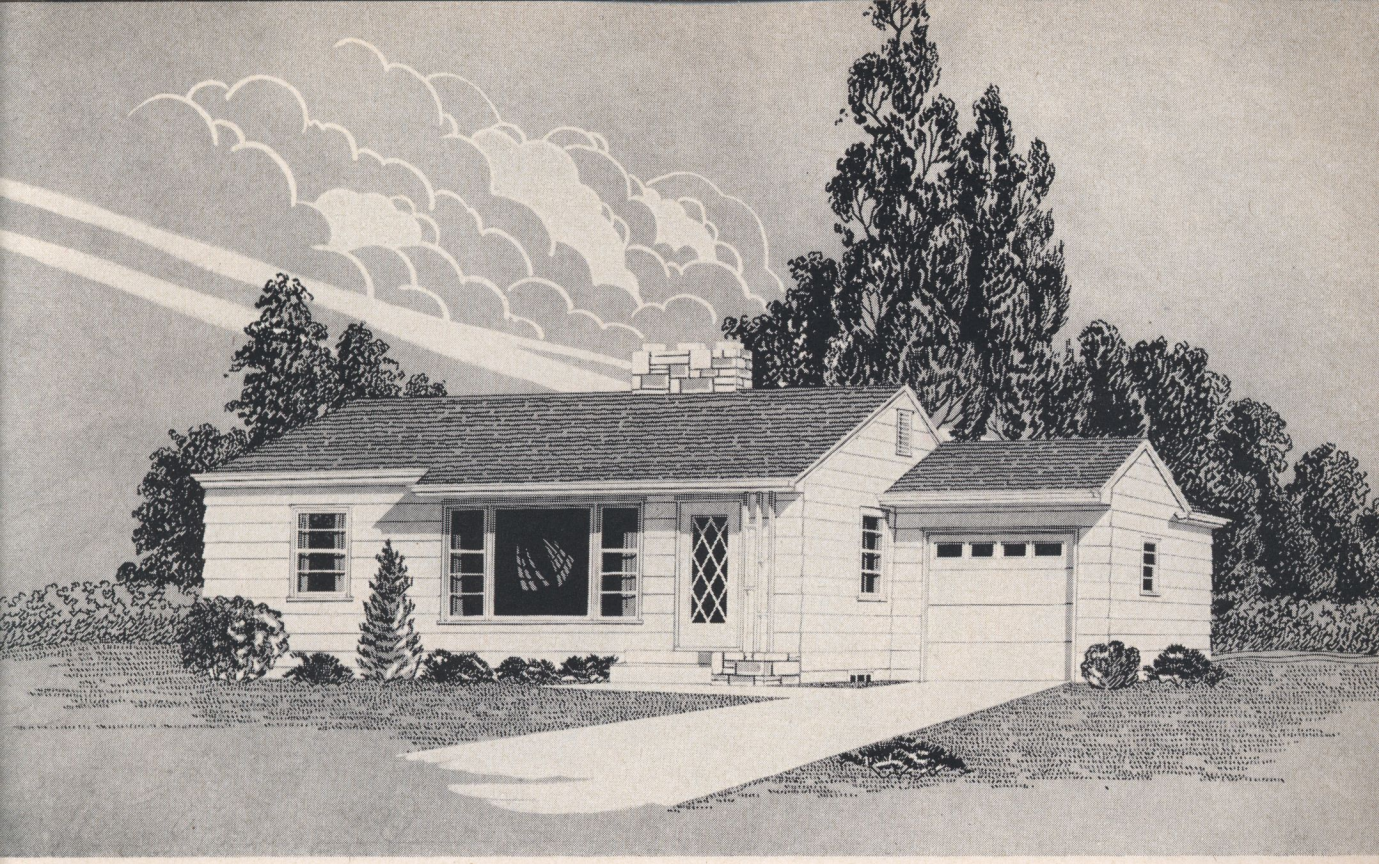
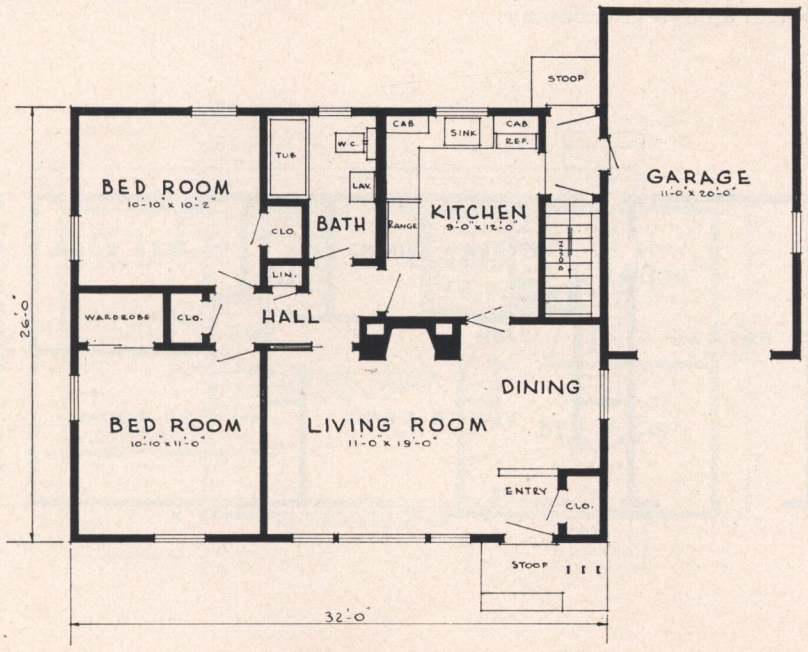


Randall

A fireplace and dining space in the living room provide for gracious entertaining. The master bedroom has a popular wardrobe closet. The conveniently-located service entrance permits three-way access to the kitchen, basement and garage.



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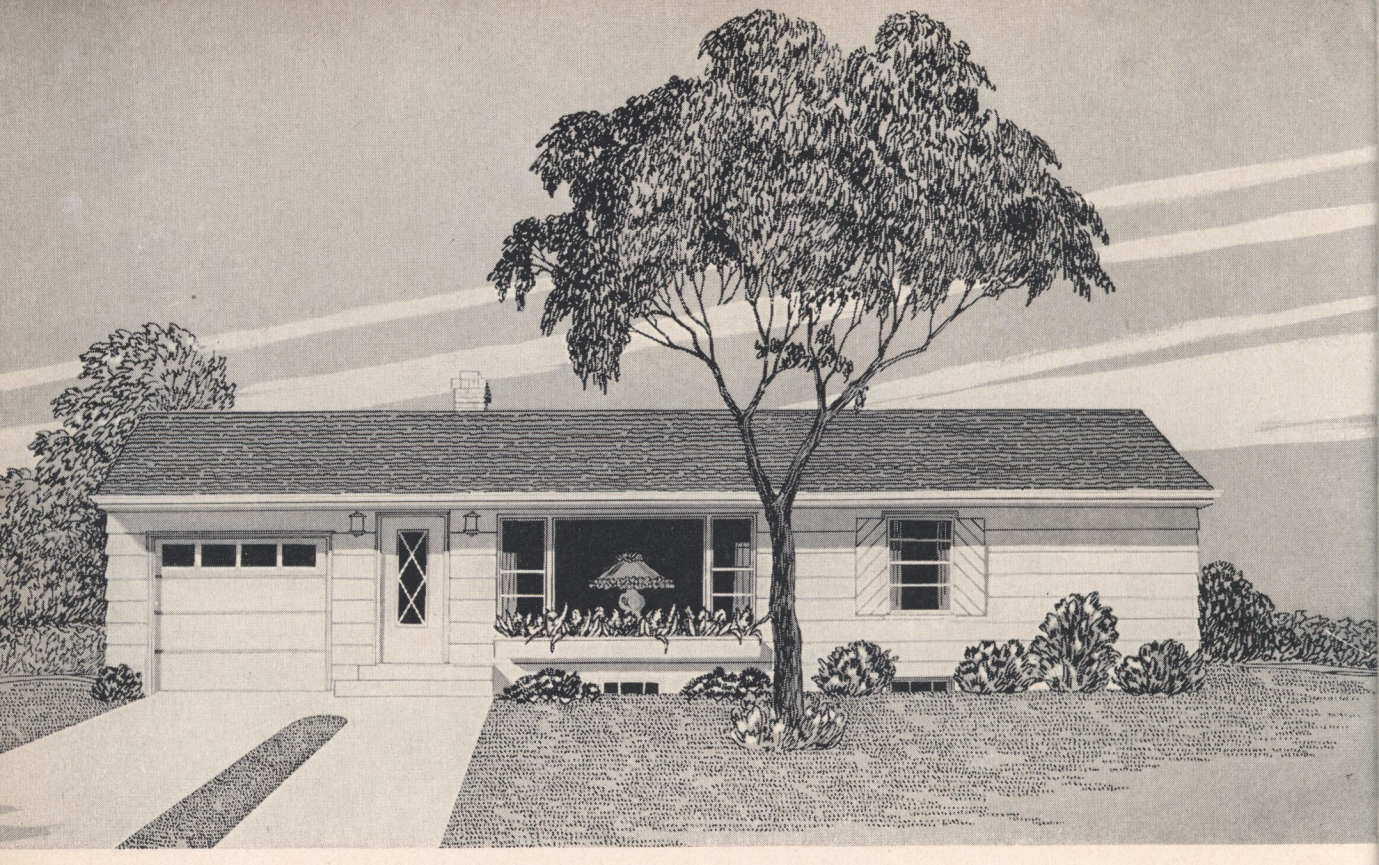
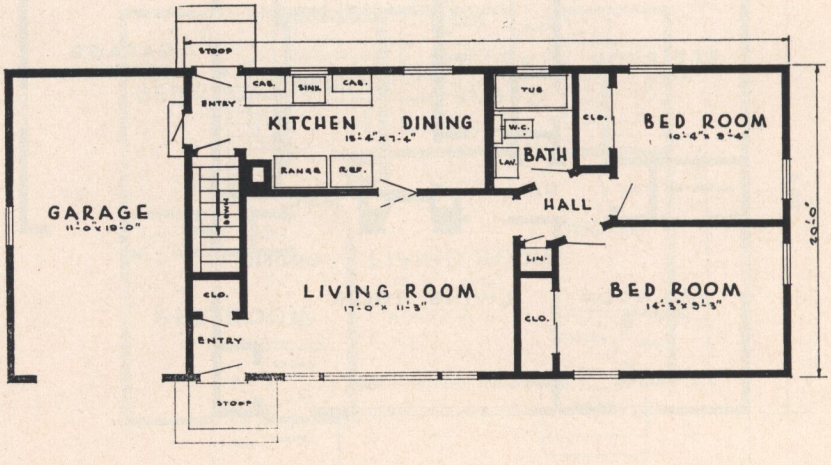


Belton

THIS design is unique in that the over-all depth is only twenty feet. Yet, its wardrobe-type closets, the large picture window, and the attached garage give it all the aspects of a modern home and leave little to be desired. The well-proportioned rooms and rectangular floor plan were designed with an eye to economy.



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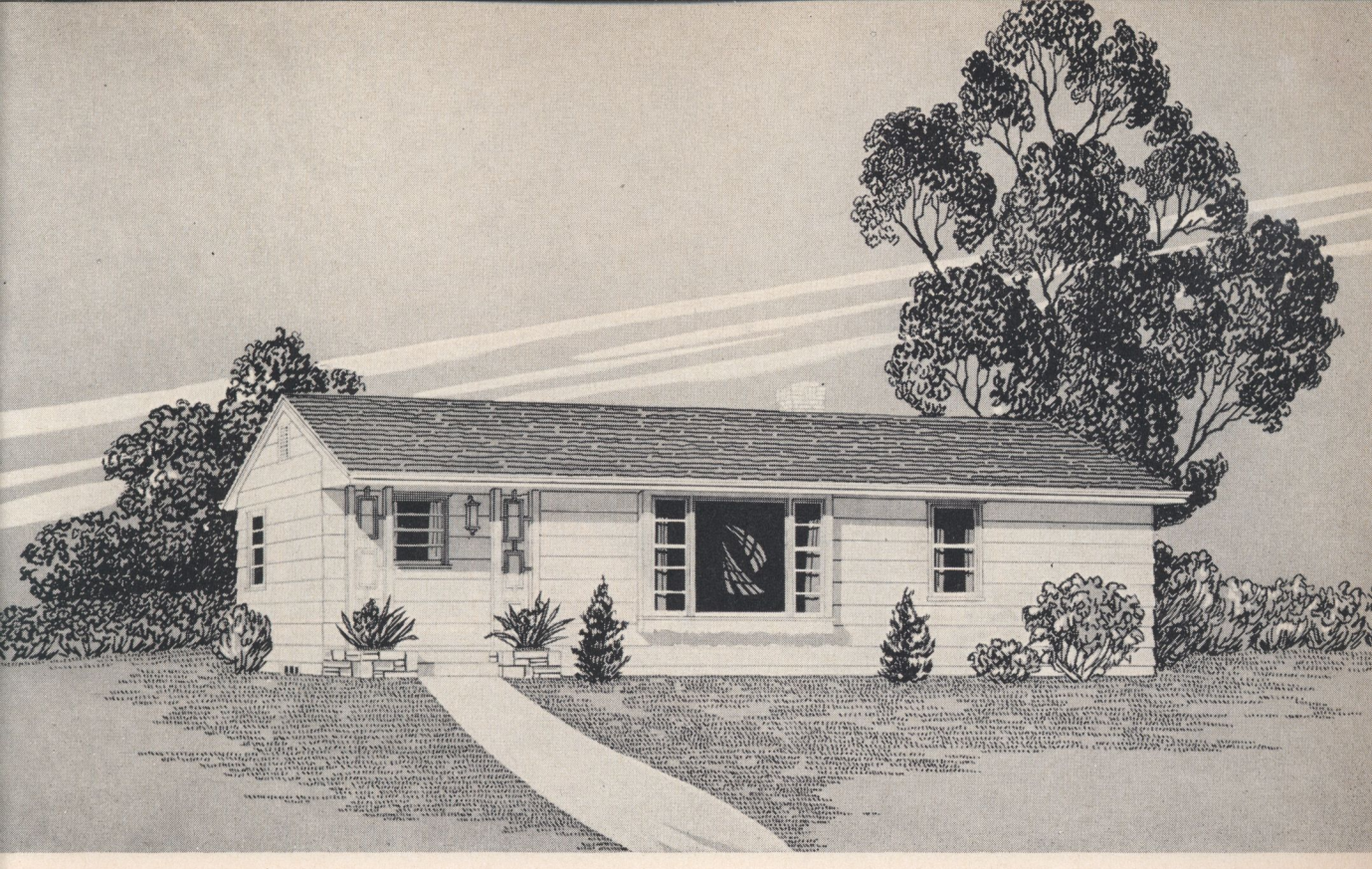
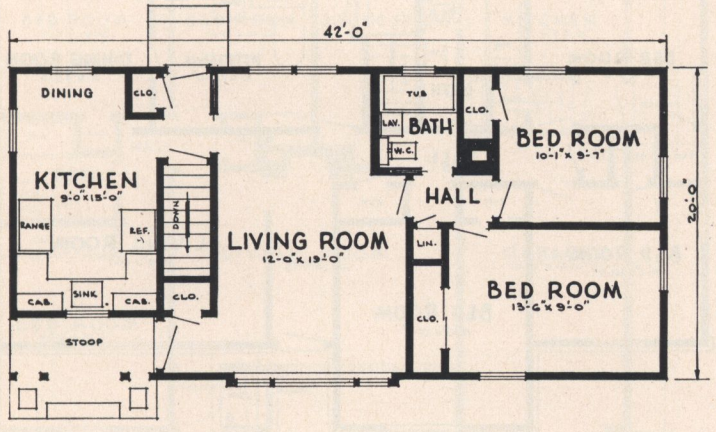


Pinehurst

THE appealing front entrance and the long, sweeping lines of this design give an overall pleasing effect. The U-type kitchen allows a maximum of efficiency for the busy housekeeper. The large living room extends to the back of the house and has two windows for a full view of the back yard.



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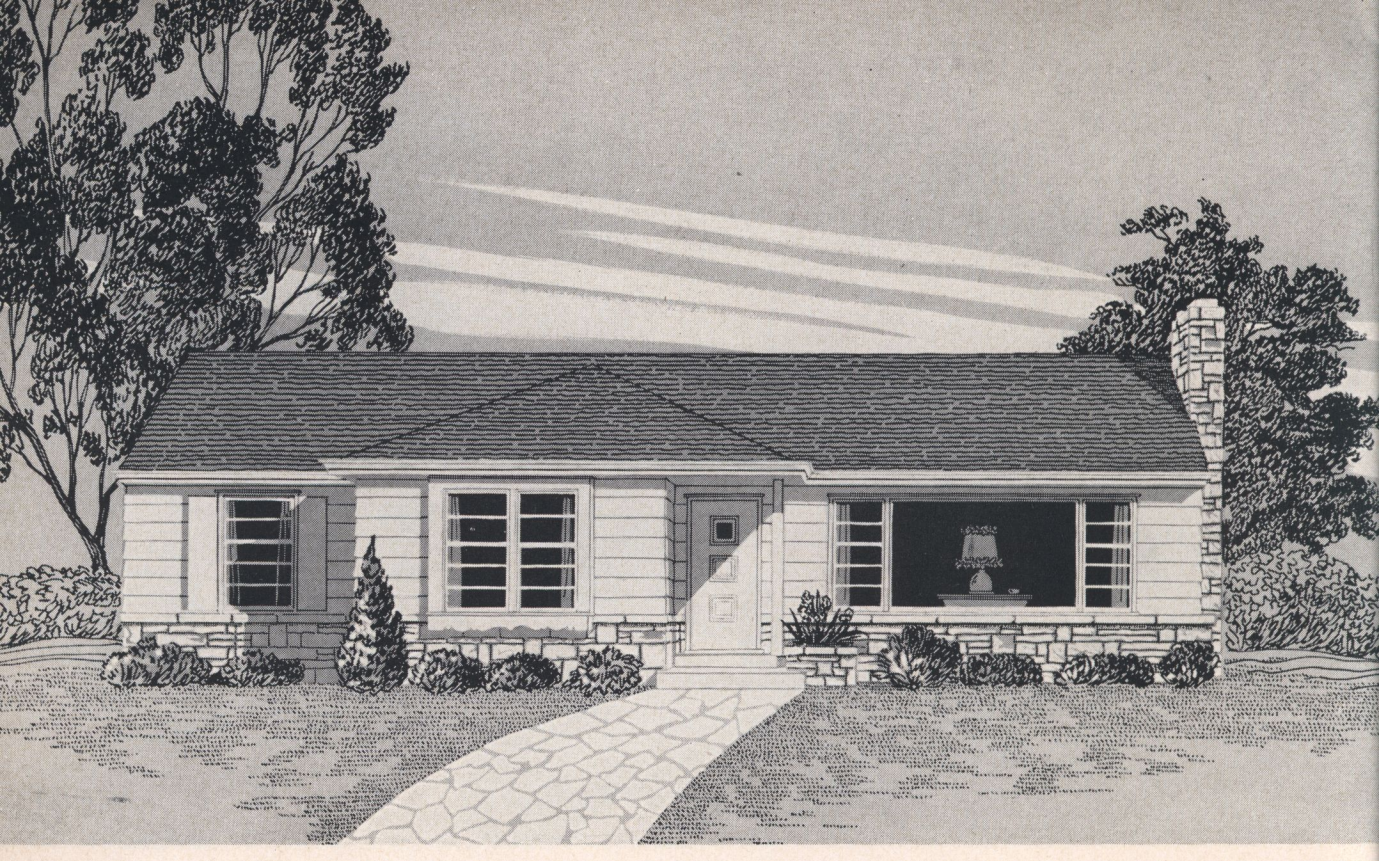
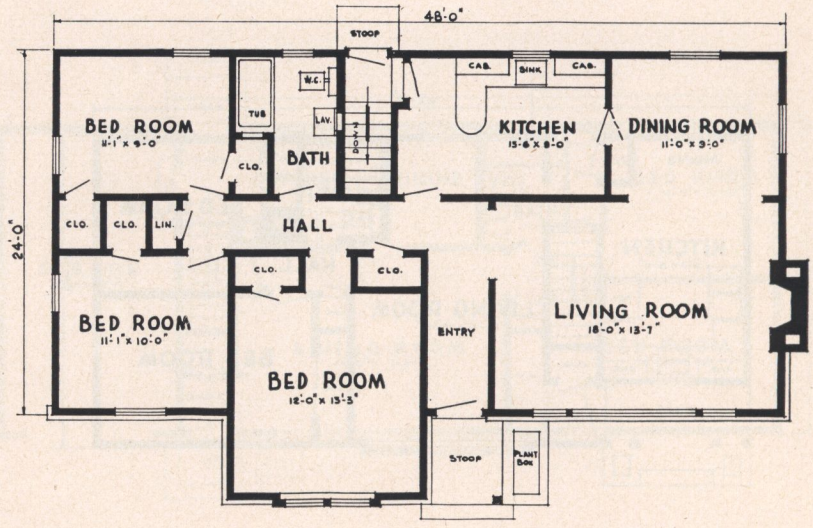


Bridgeport

THE attractive kitchen counter is a feature that will appeal to every housekeeper. The master bedroom has two roomy closets. The front hall assures privacy and the fireplace in the living room suggests a cozy, comfortable evening.



Price of one complete set of Plans, Specifications, Lumber and Millwork List **$30.00**

Additional sets, each **5.00**

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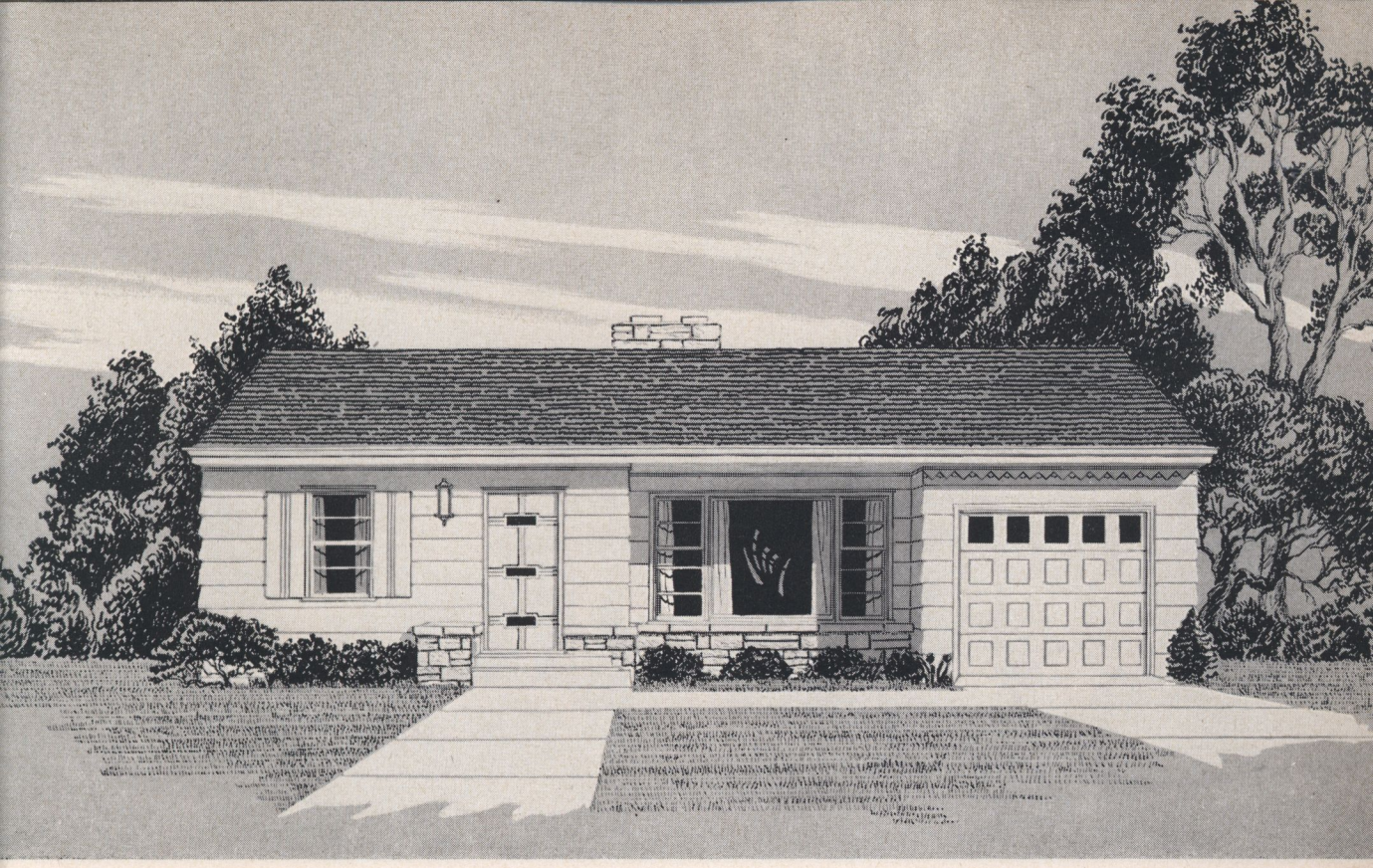
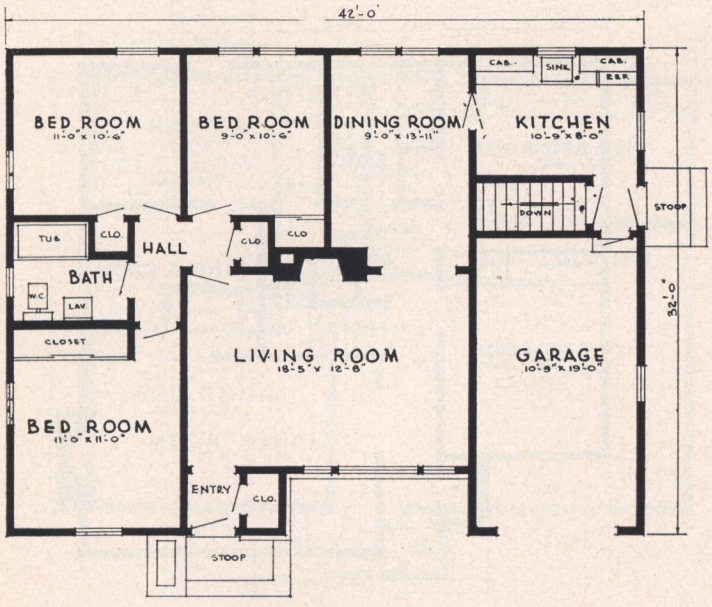


Clark

THE recessed window is a noteworthy feature in the outside appearance of this design. The inside wall fireplace permits many furniture arrangements. The garage, kitchen, and basement are easily attainable from the well-placed service entrance.



Price of one complete set of Plans, Specifications, Lumber and Millwork List **$27.50**

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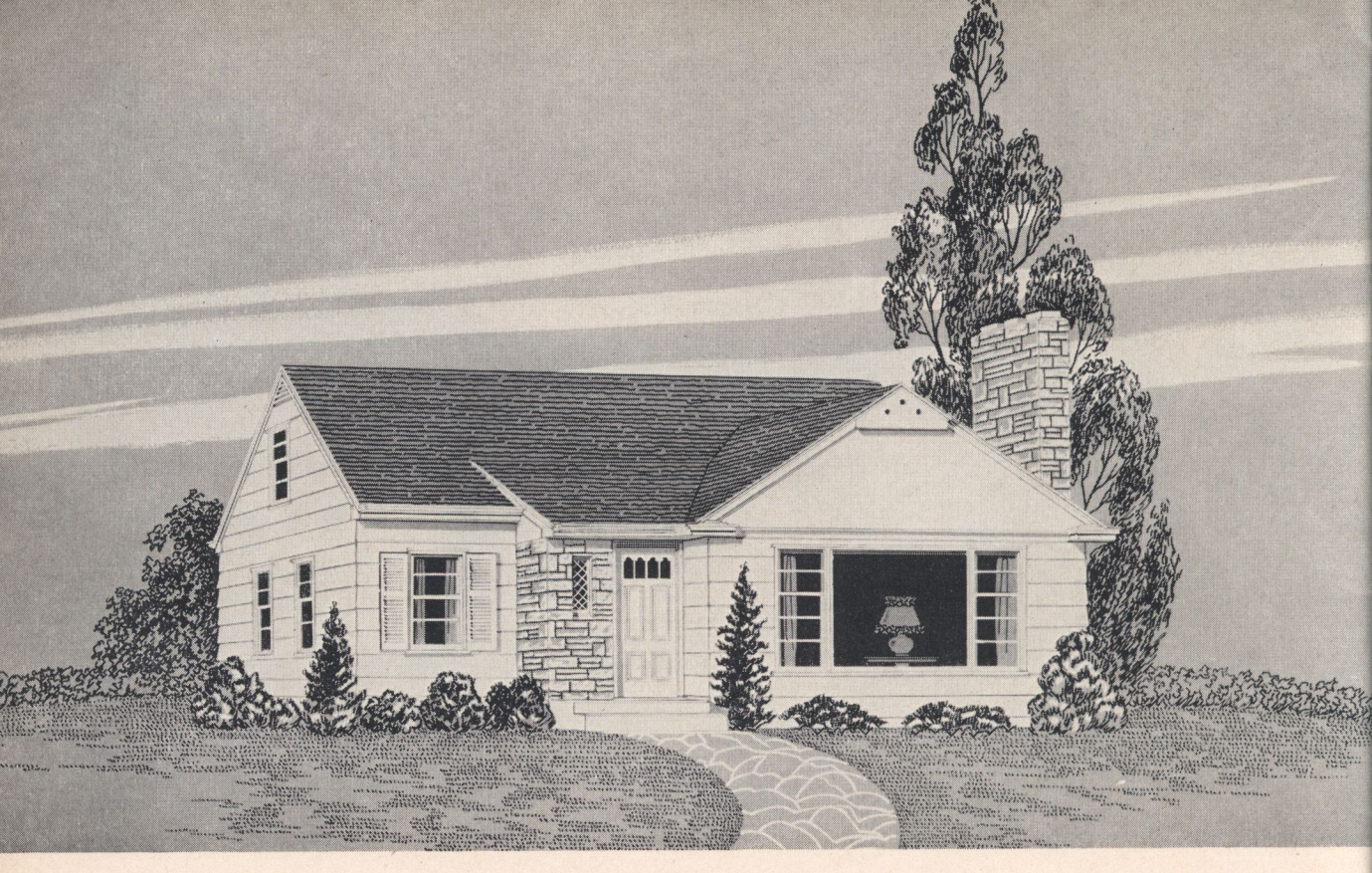
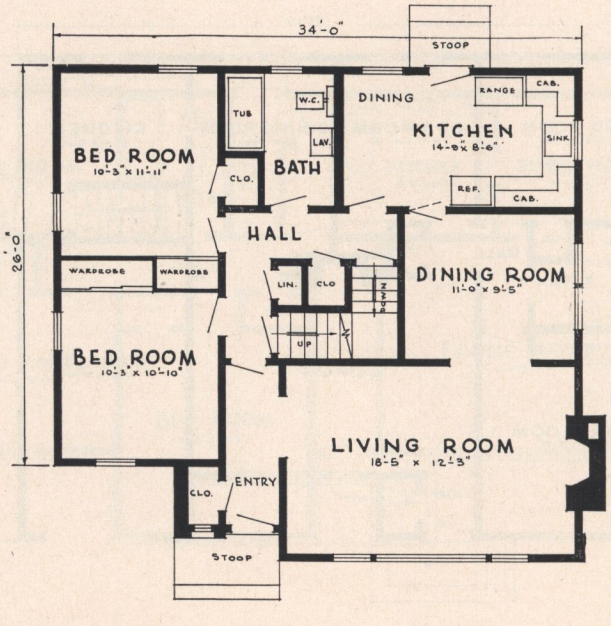


Fairmont

THE exterior of this home is a pleasing combination of stone and glass. The design of this house is both convenient and practical in that it has an efficient U-type kitchen and there is room for future expansion upstairs.



Price of one complete set of Plans, Specifications, Lumber and Millwork List **$25.00**

Additional sets, each **5.00**

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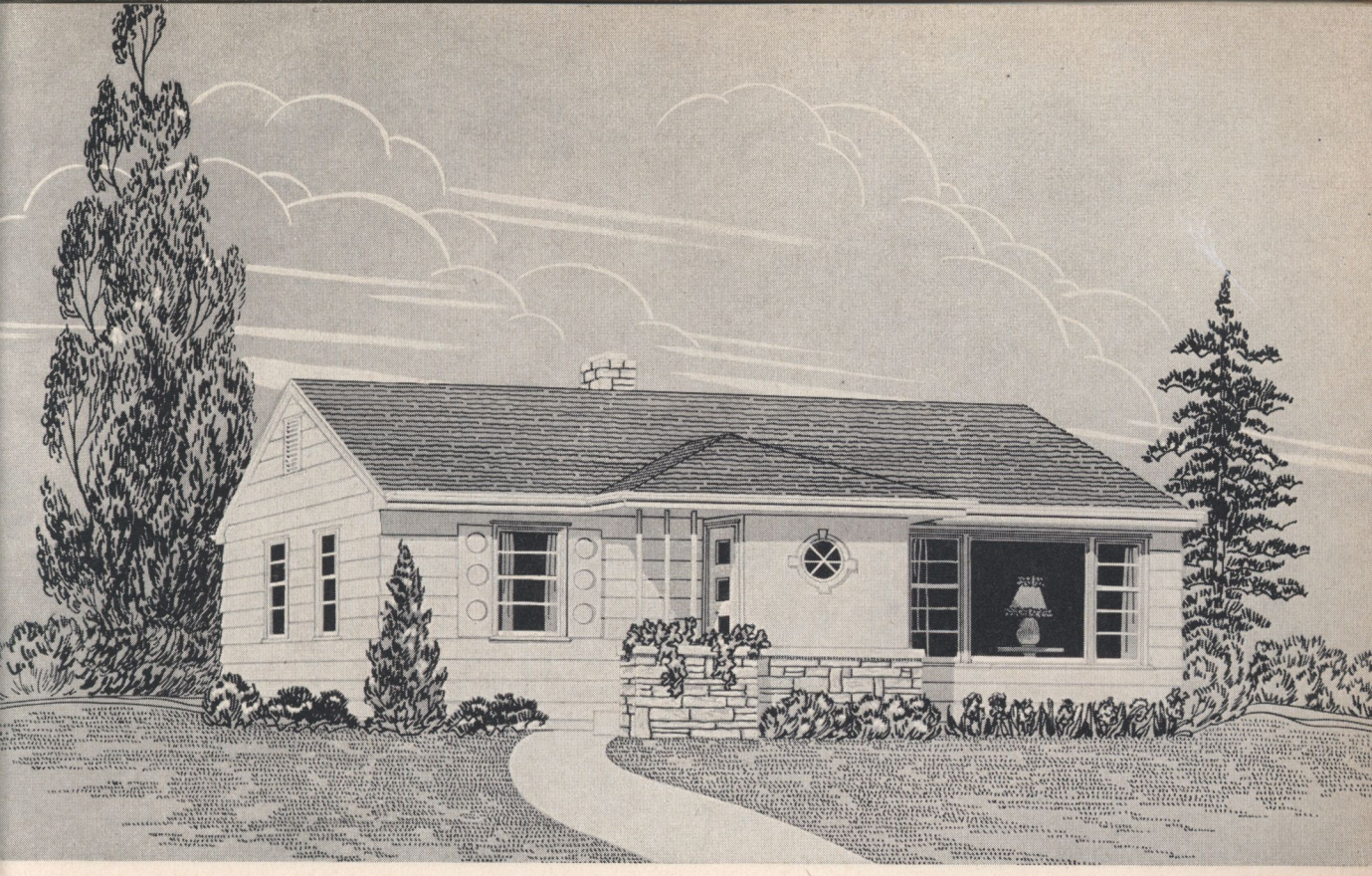
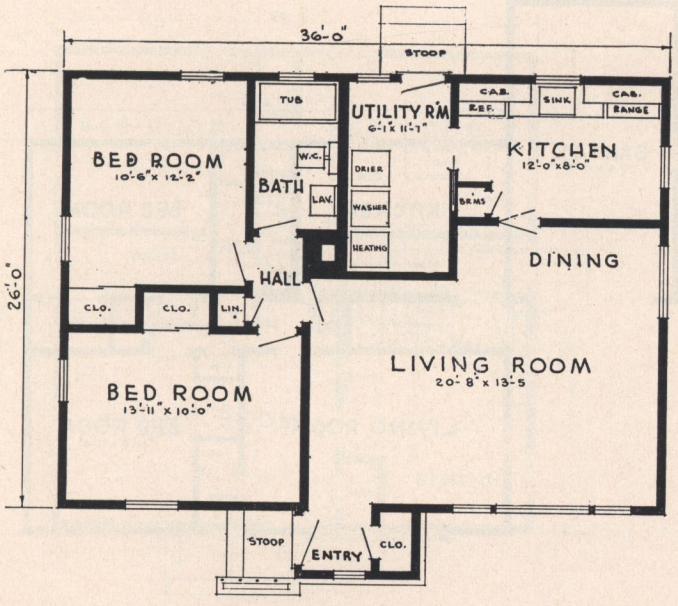


Norfolk

A maximum of convenience is achieved in this home. An outstanding feature is the utility room. Not only is this a great labor saver, but it also eliminates the need for a basement, which helps reduce the cost of construction.



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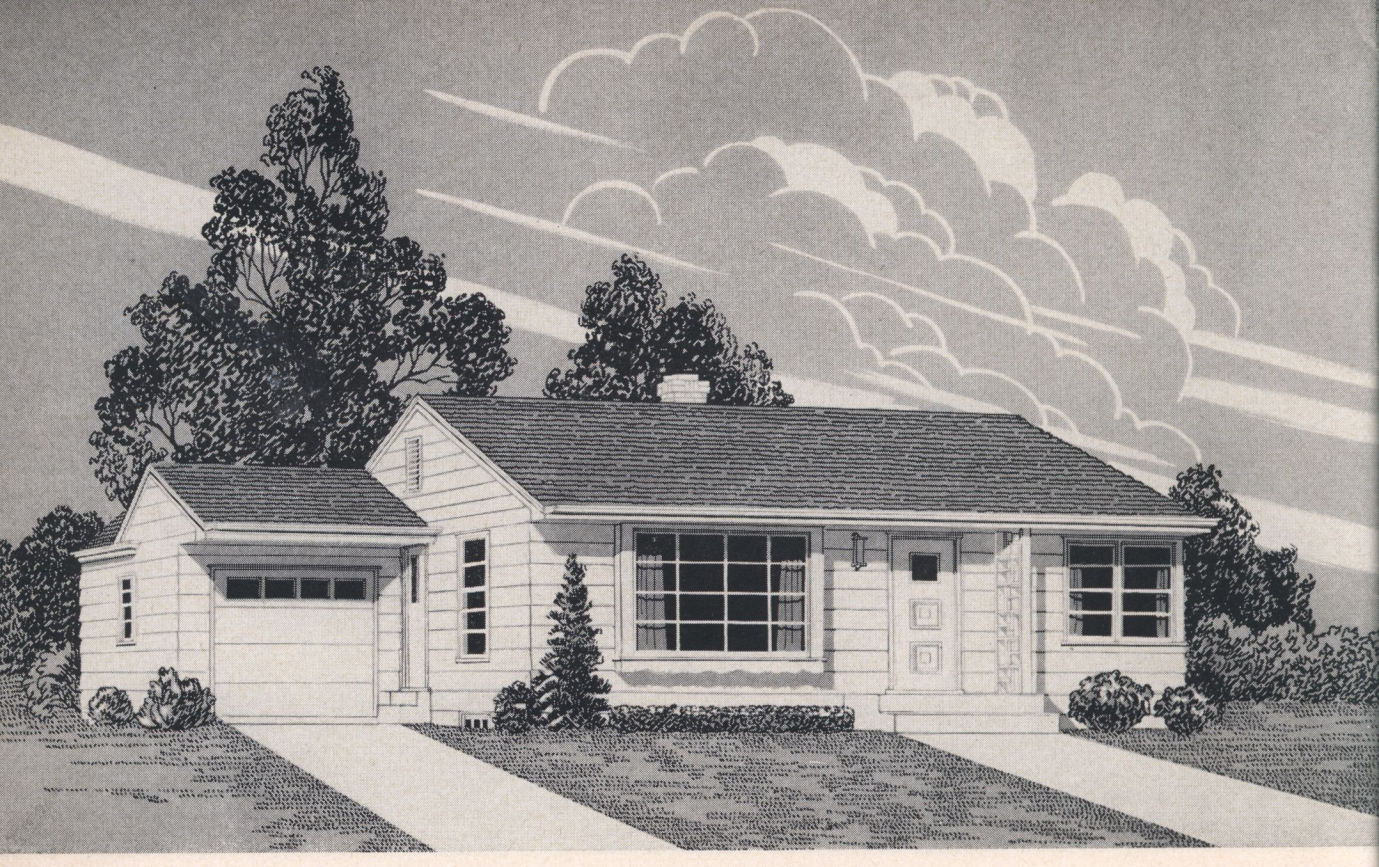
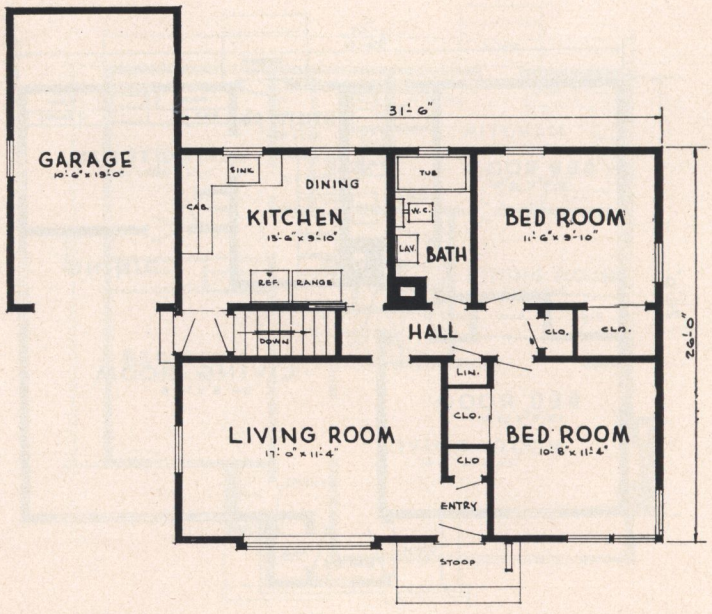


Perry

THE fine features of this economical plan are the popular attached garage, the dining space in the kitchen, the large wardrobe-type closets in the bedrooms, and the attractive Bay type window in the living room. Everything you could ask in tasteful design.



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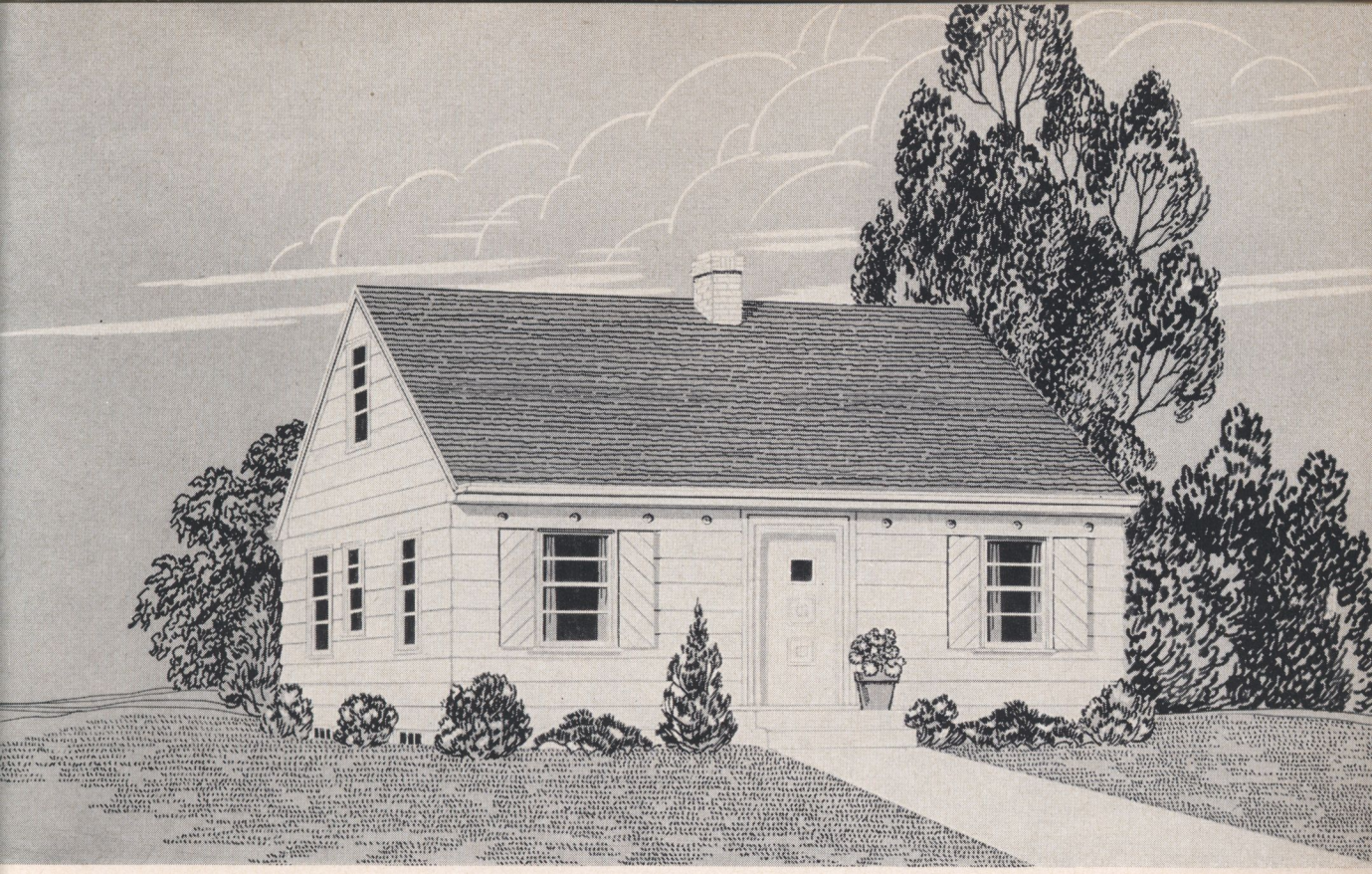
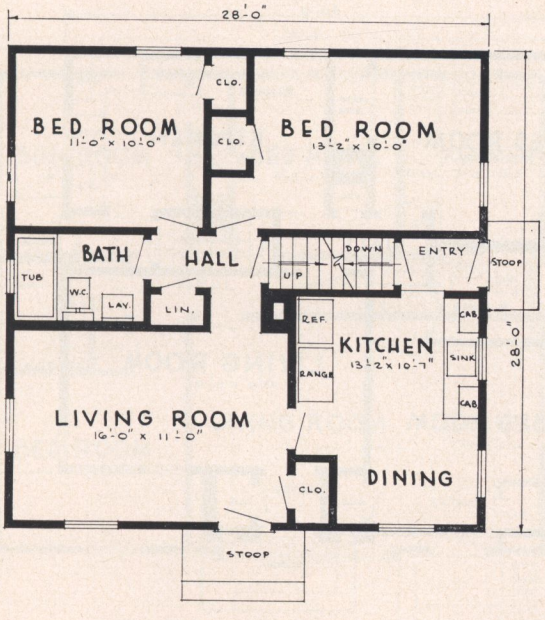


Birchwood

THIS plan is an excellent example of compact designing. Simple lines both inside and out give a delightful combination of efficient planning and modern living. The large dining area at one end of the kitchen could almost be called a separate dining room.



Price of one complete set of Plans, Specifications, Lumber and Millwork List **$20.00**

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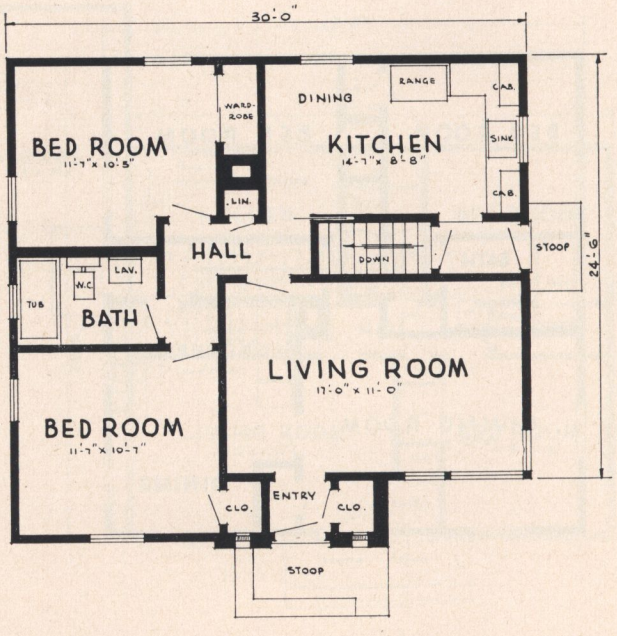
Hawthorne

DESIGNED for a small family, this house has many of the attributes of a larger home. It contains two good-sized bedrooms and a kitchen with a dining space. The central hall gives all the rooms exceptionally good circulation.



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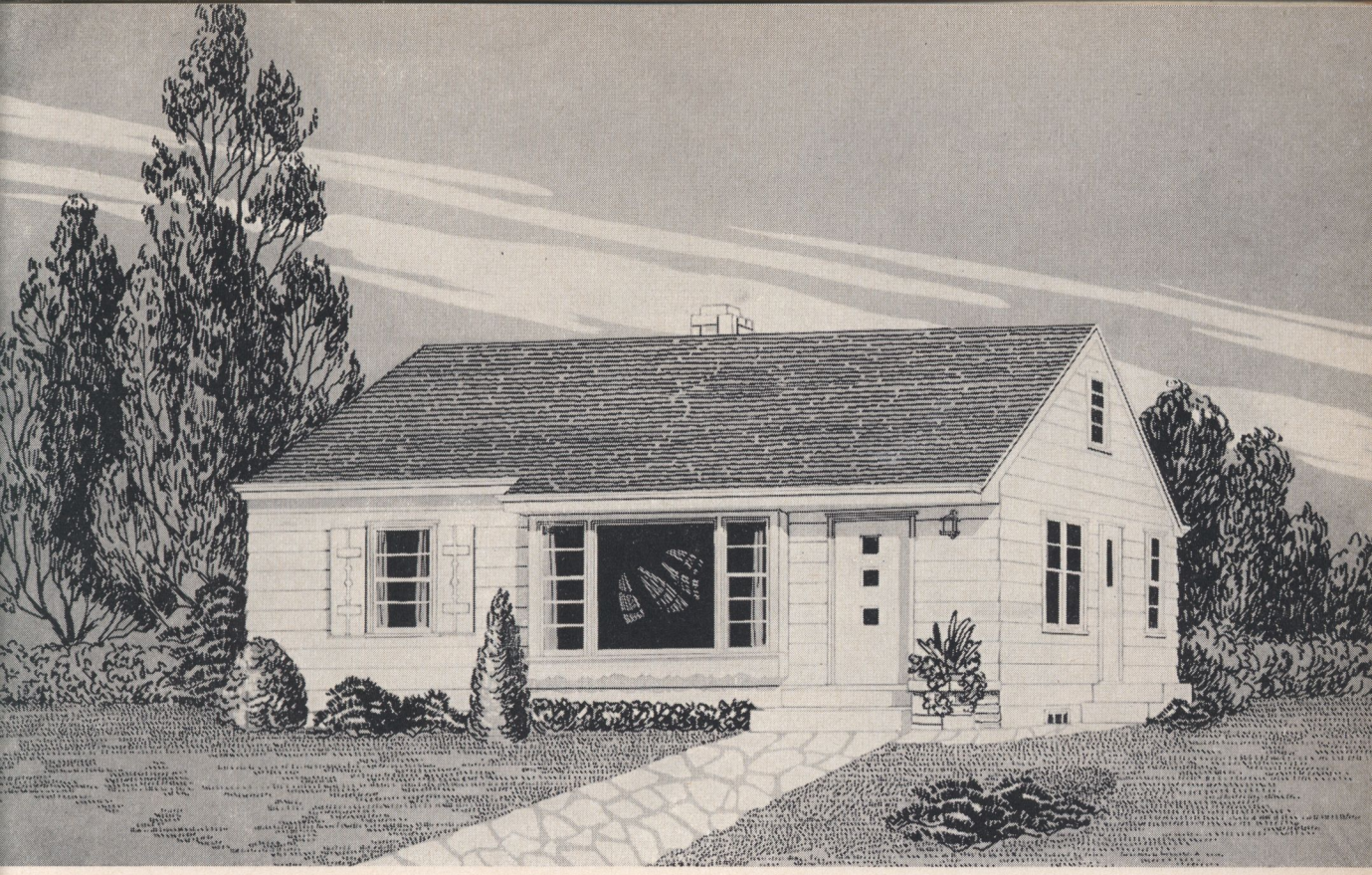
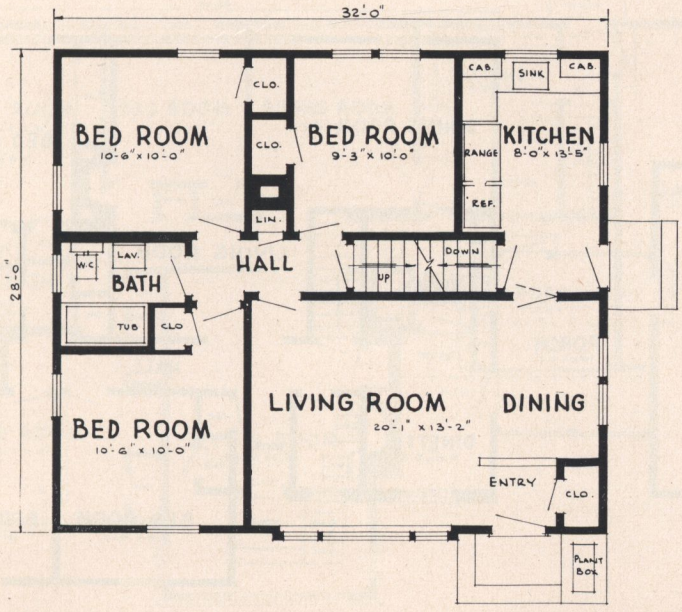


Northbrook

UNUSUAL in a house of these small dimensions are the three good-sized bedrooms, all containing adequate closet space. Additional storage space is provided in the attic. The popular living room-dining room combination has a large picture window with flanking windows on either side.



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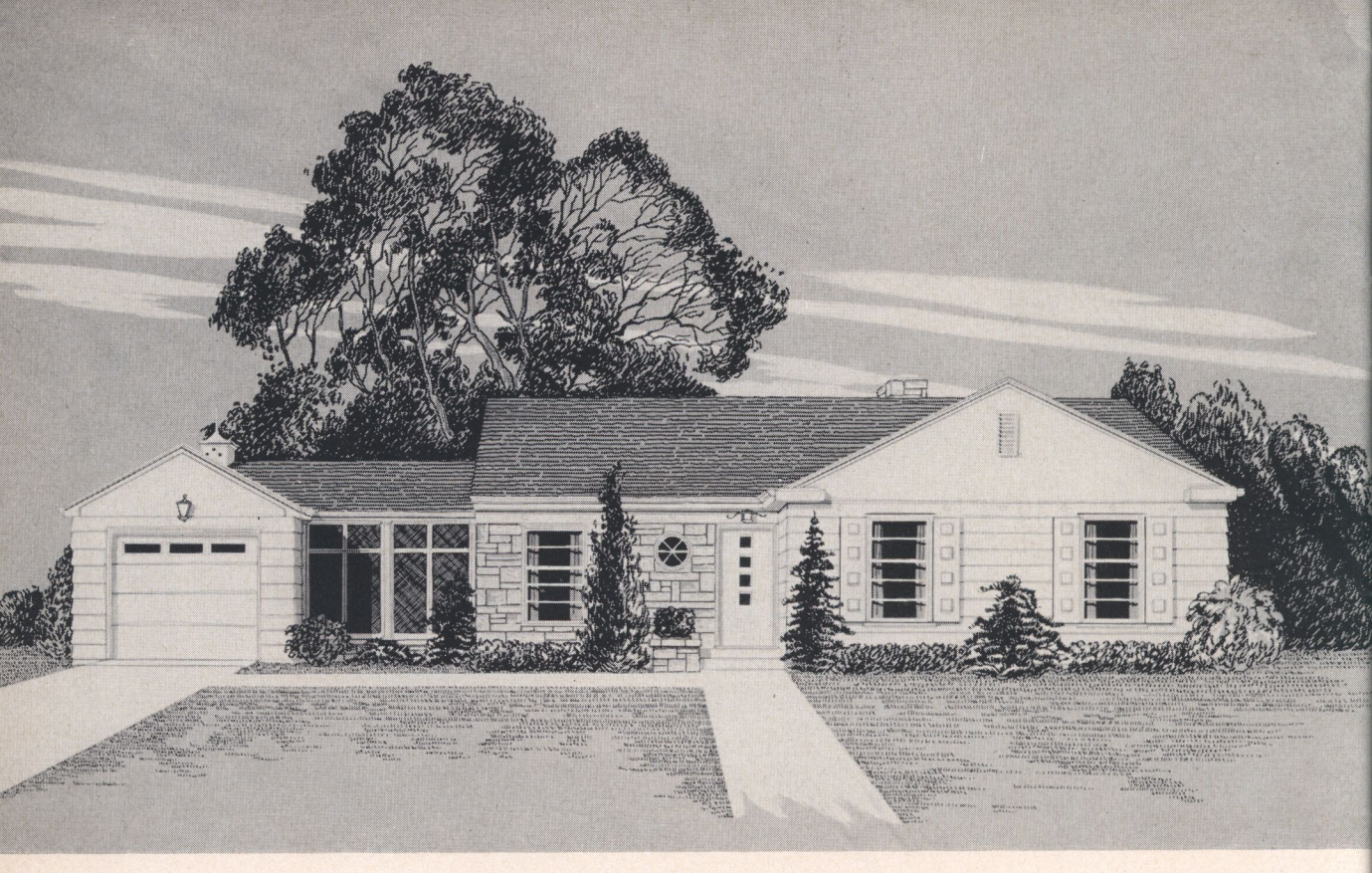
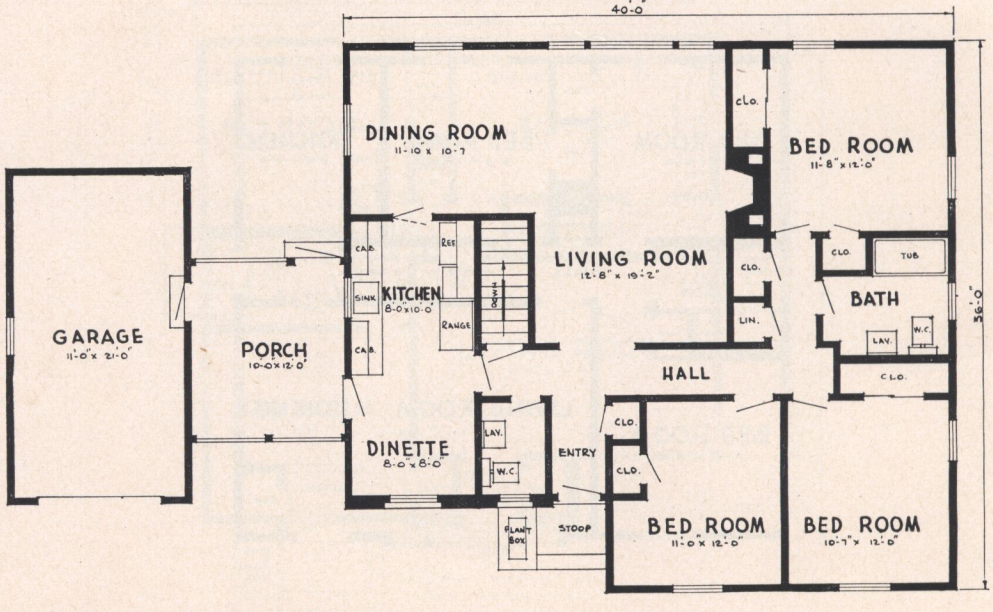


Fullerton

ONE of the most attractive features of this home is the unusual arrangement of rooms. The dinette allows for informal eating and the porch is ideal for children. The living room in the rear gives greater privacy and answers the demand for something different. The large living room window will frame the outdoor beauty of your back yard.



Price of one complete set of Plans, Specifications, Lumber and Millwork List $35.00

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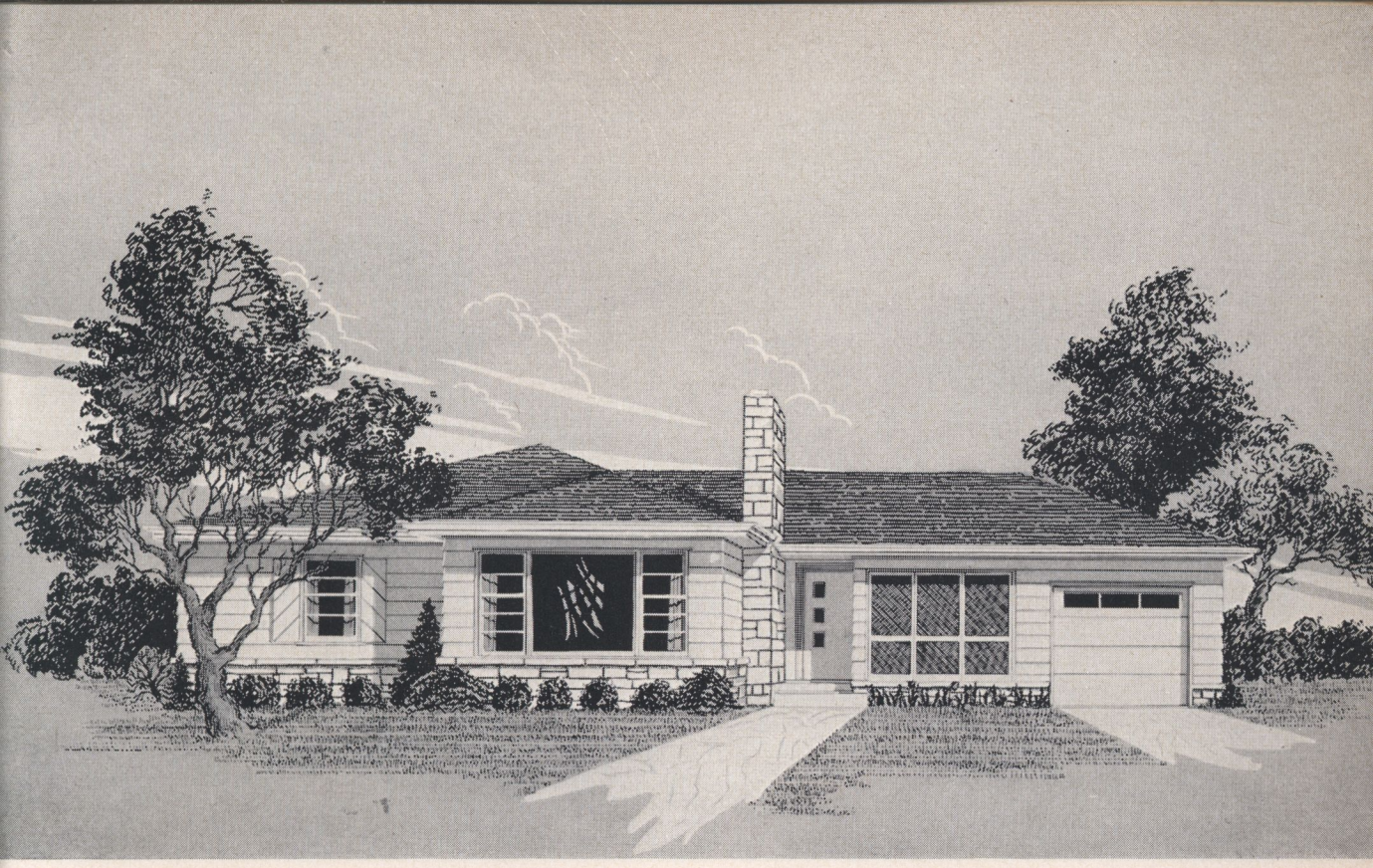
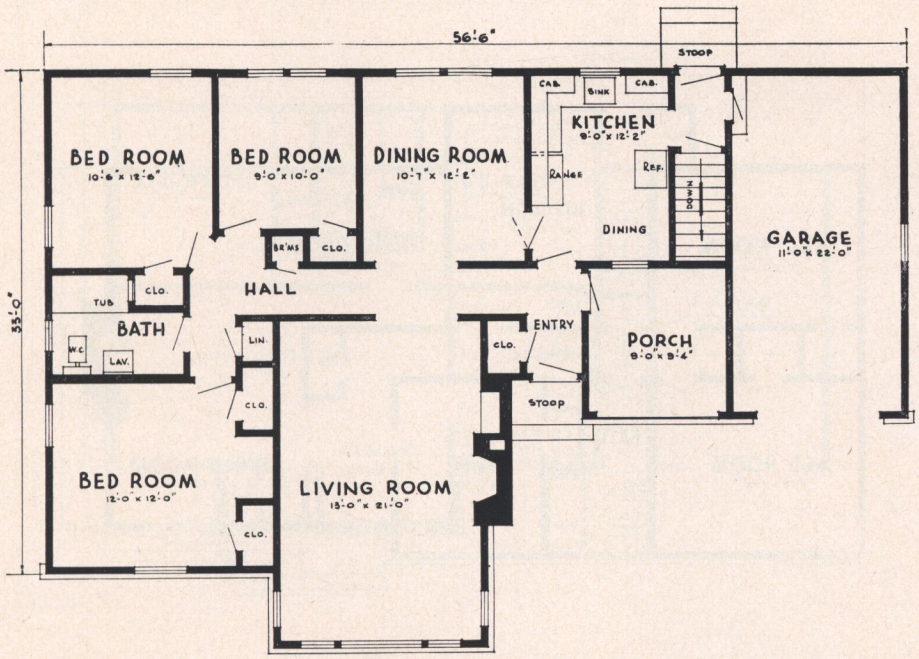


Allen

SUITABLE for a large family, this home contains three bedrooms and bath and a dining room as well as dining space in the kitchen. Added features are the attached garage and porch which are conveniently located for easy access.



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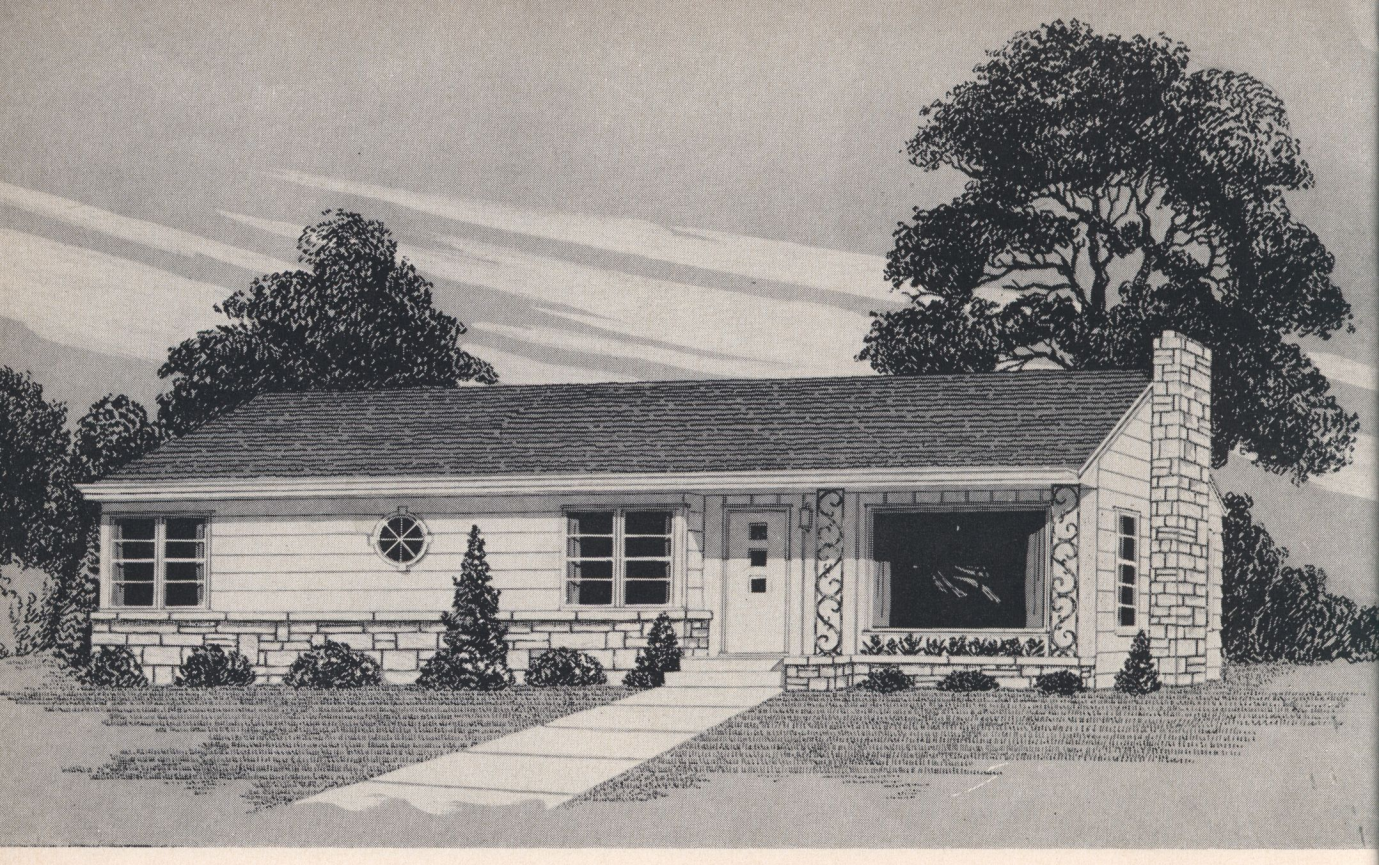
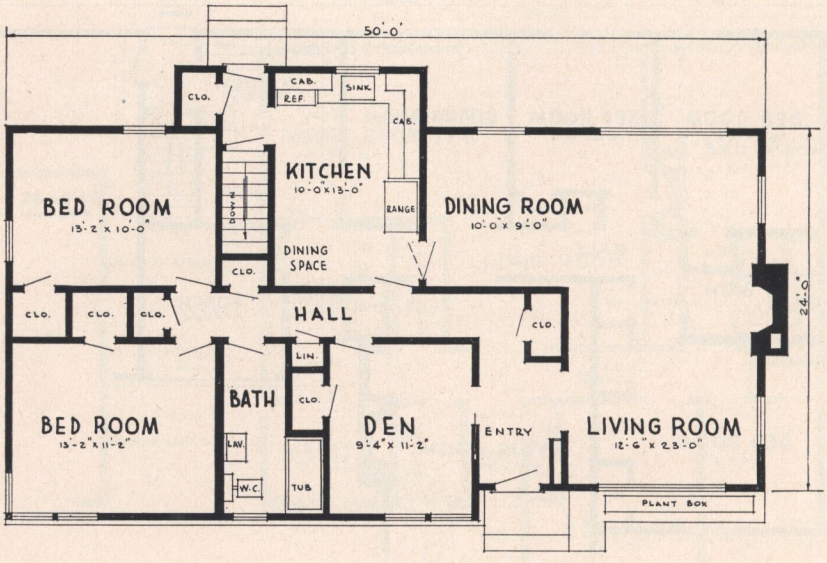


Irving

THE kitchen, with its handy closet and efficiently arranged cabinets, is the eye-catching feature of this home. Large picture windows on each end of the living room allow a maximum of light and cross ventilation. This home gives one a feeling of hospitality and comfort.



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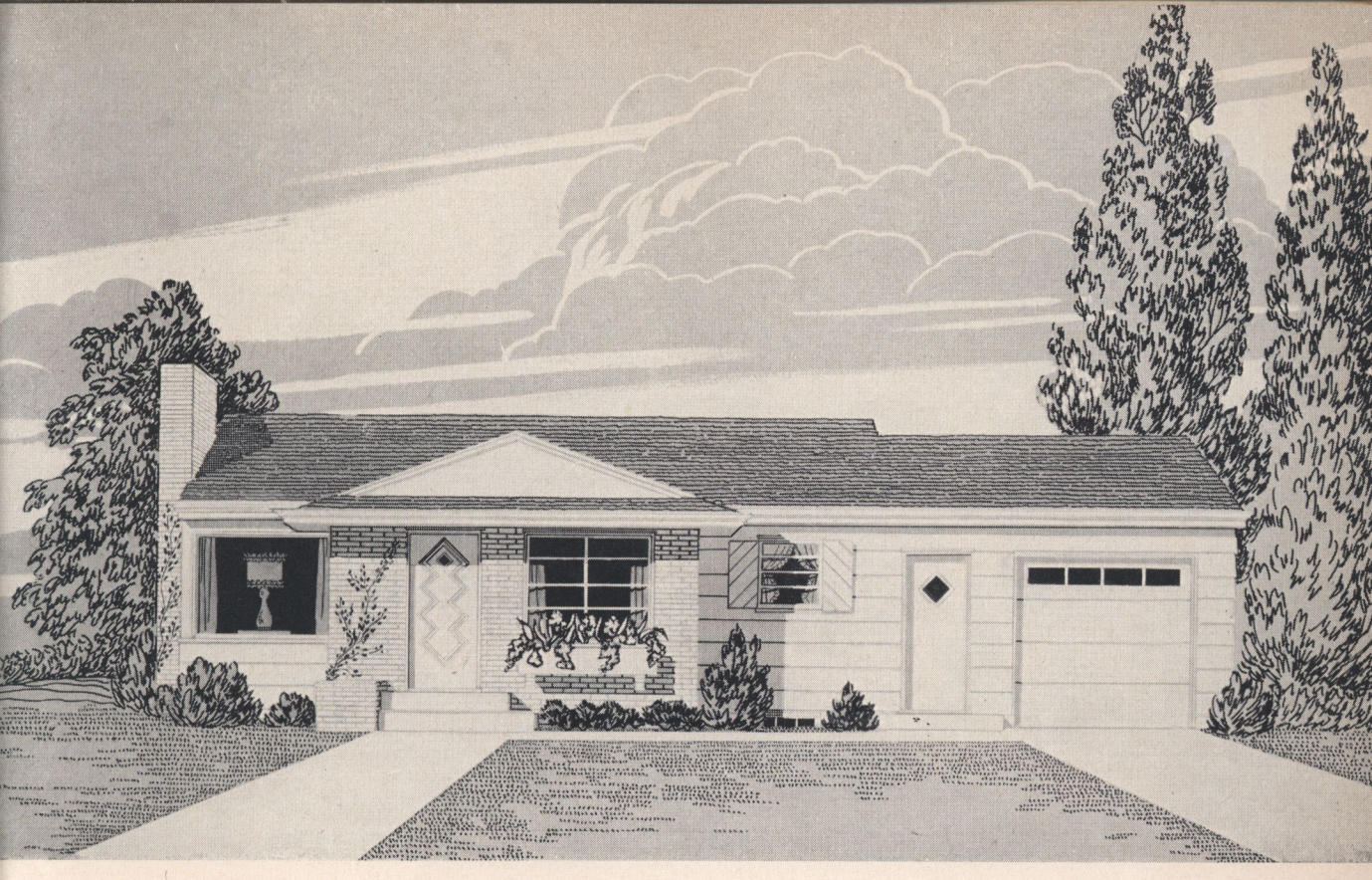
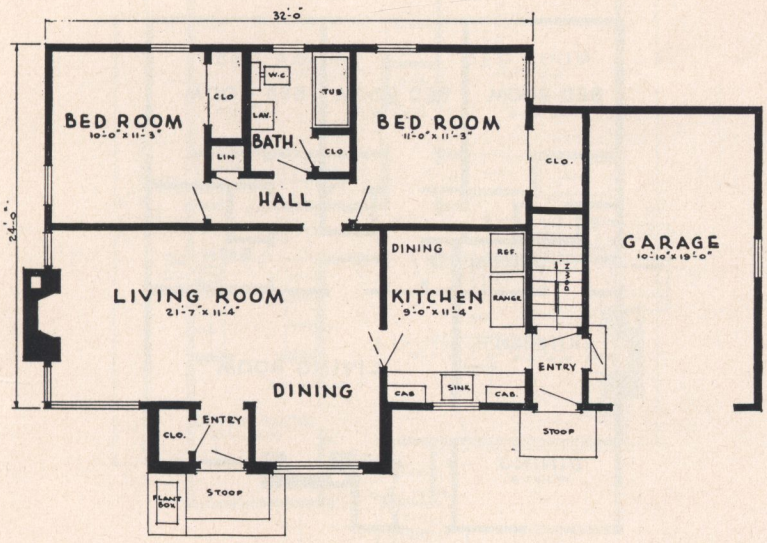


Richmond

THE unique front service entry of this house provides direct access to both the kitchen and the basement. The attached garage gives a long, sweeping effect that is usually attributed only to larger homes. The brick veneer trim lends elegance to this design.



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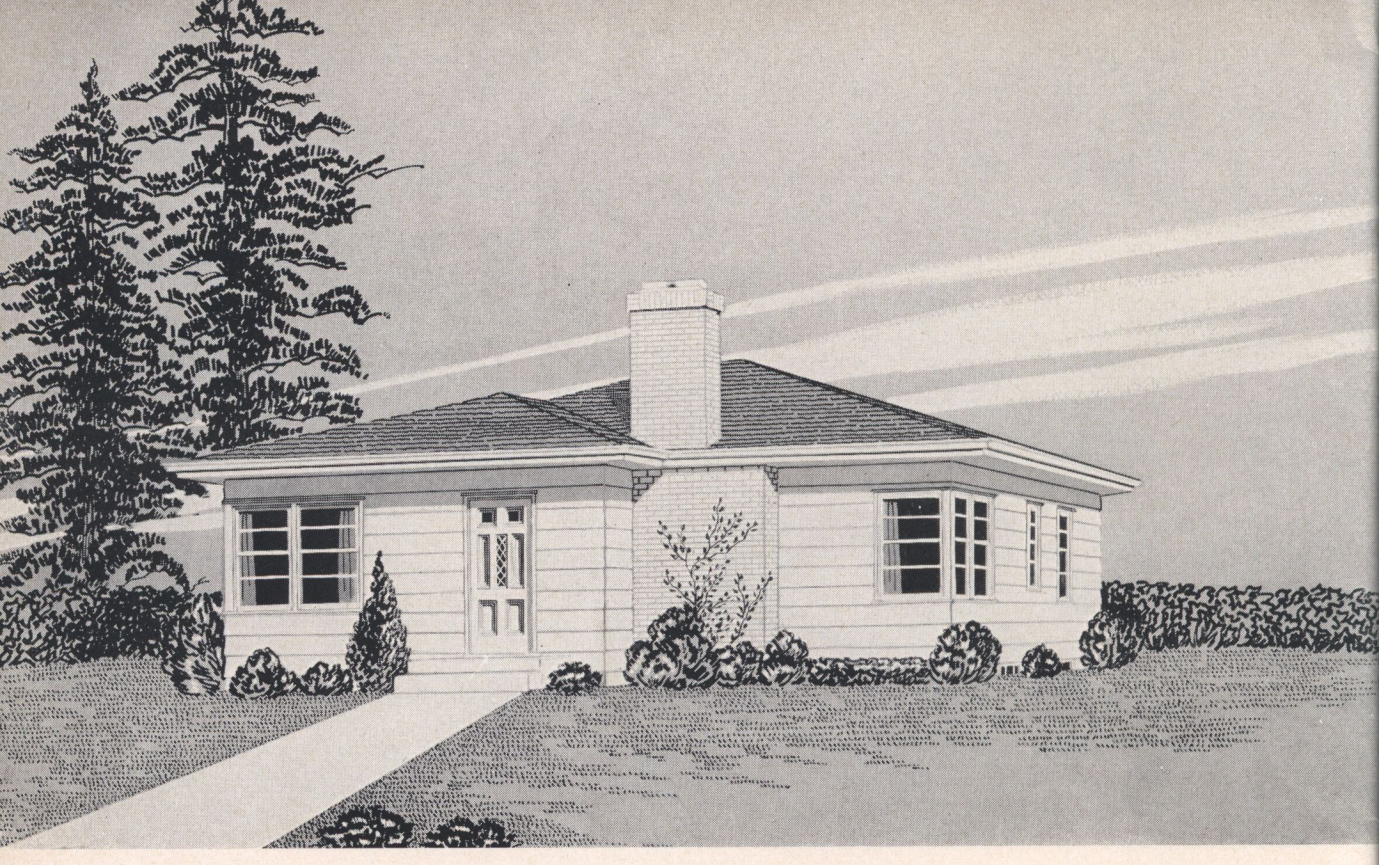
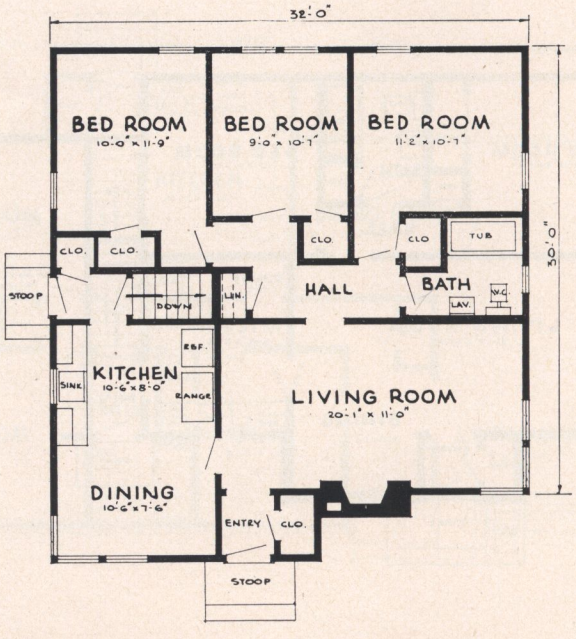


Bradford

THIS inviting house has an unusual plan with three bedrooms. Plenty of natural light and ventilation is provided throughout. The dining alcove will be a bright spot in this modern home. Seldom have so many elements for comfortable living been provided in such a limited space.



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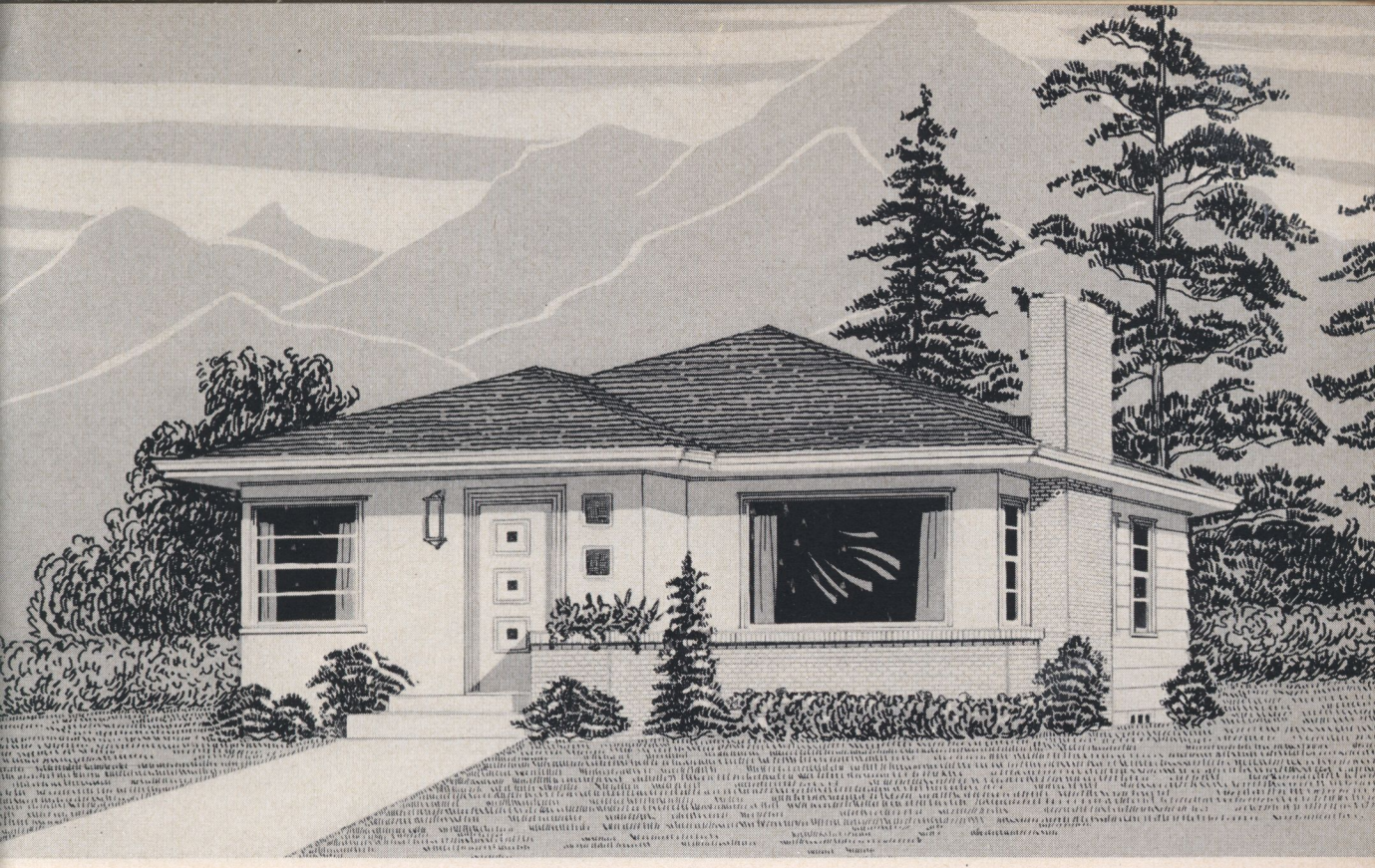
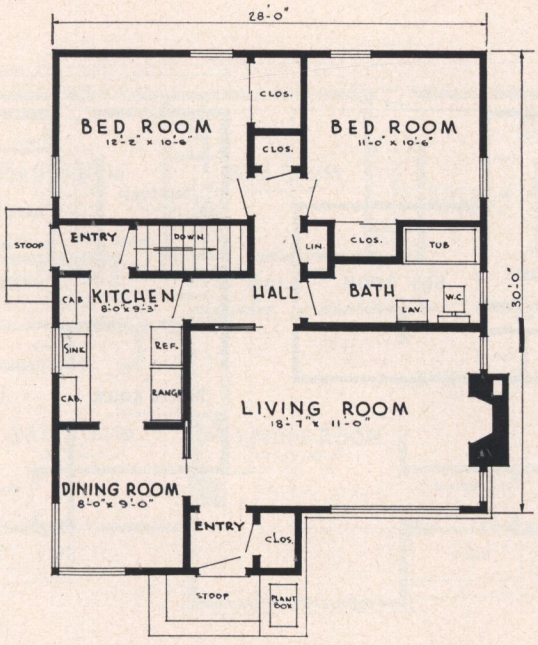


Cumberland

THE large, spacious living room is greatly appreciated in a house of this size. The corner windows provide a light, cozy dining area. The brick veneer trim gives an air of distinction to the exterior of this design.



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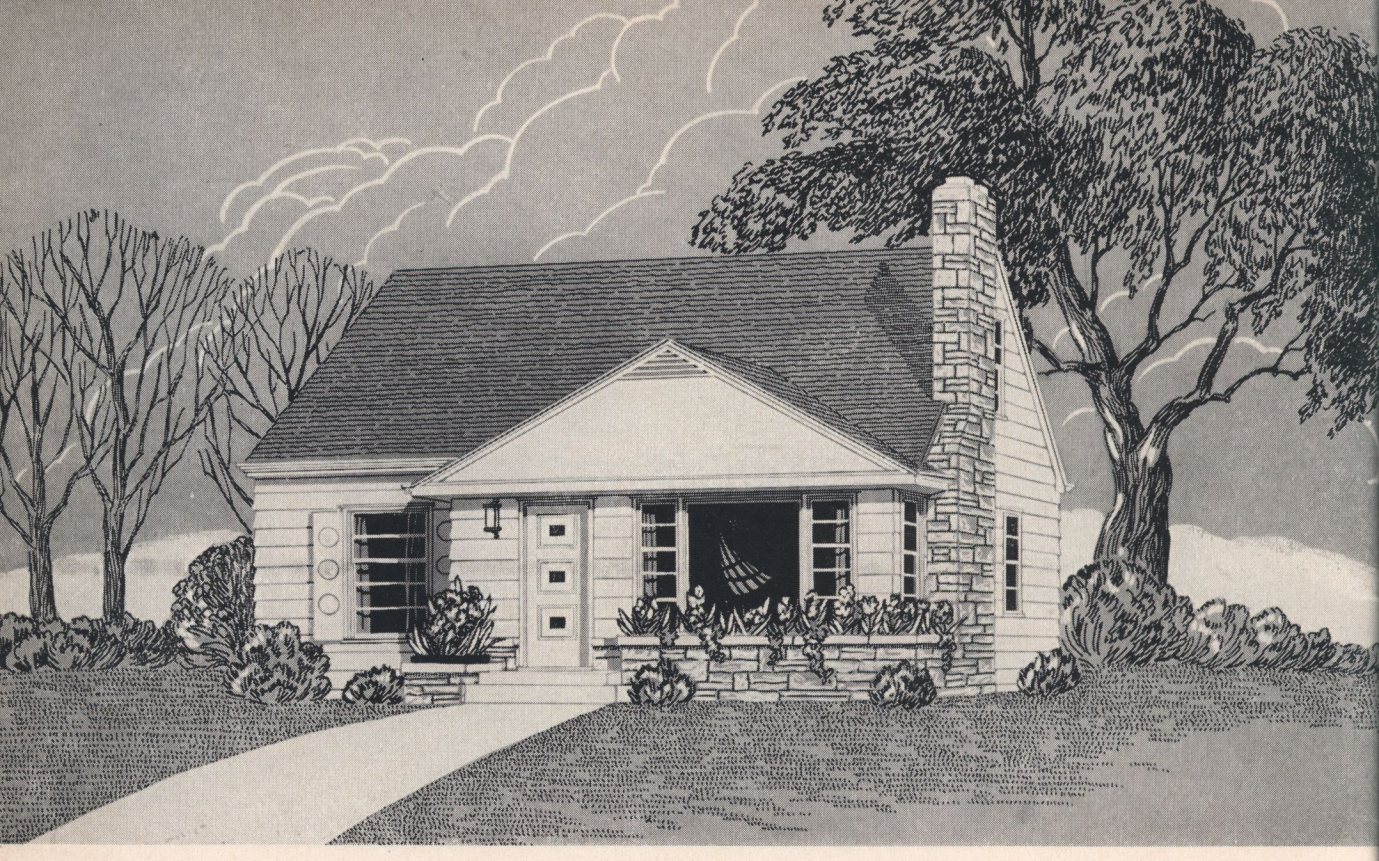
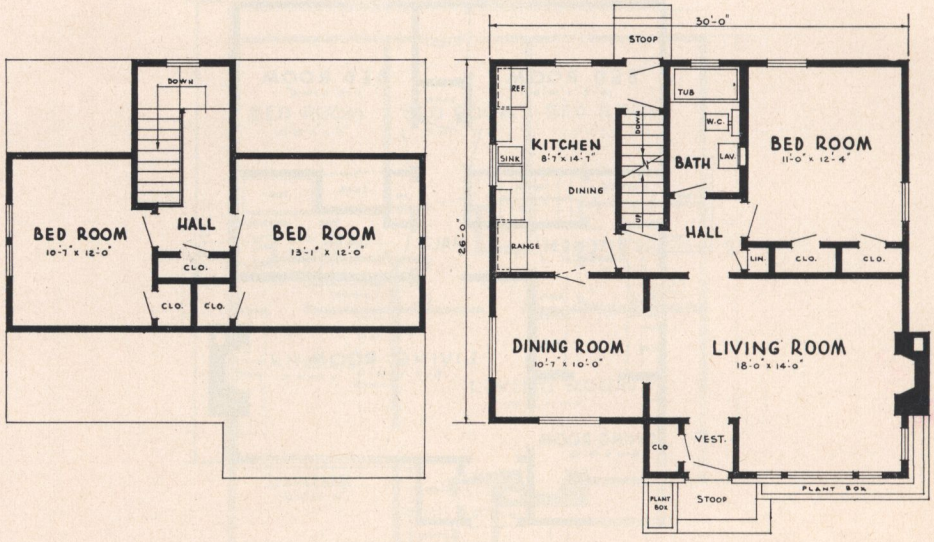


Addison

A two-story home that is as attractive as it is economical. The downstairs bedroom may be used as a library or den if preferred. There are two bedrooms on the second floor, each with a roomy closet. An extra closet is provided in the hall for extra storage space.



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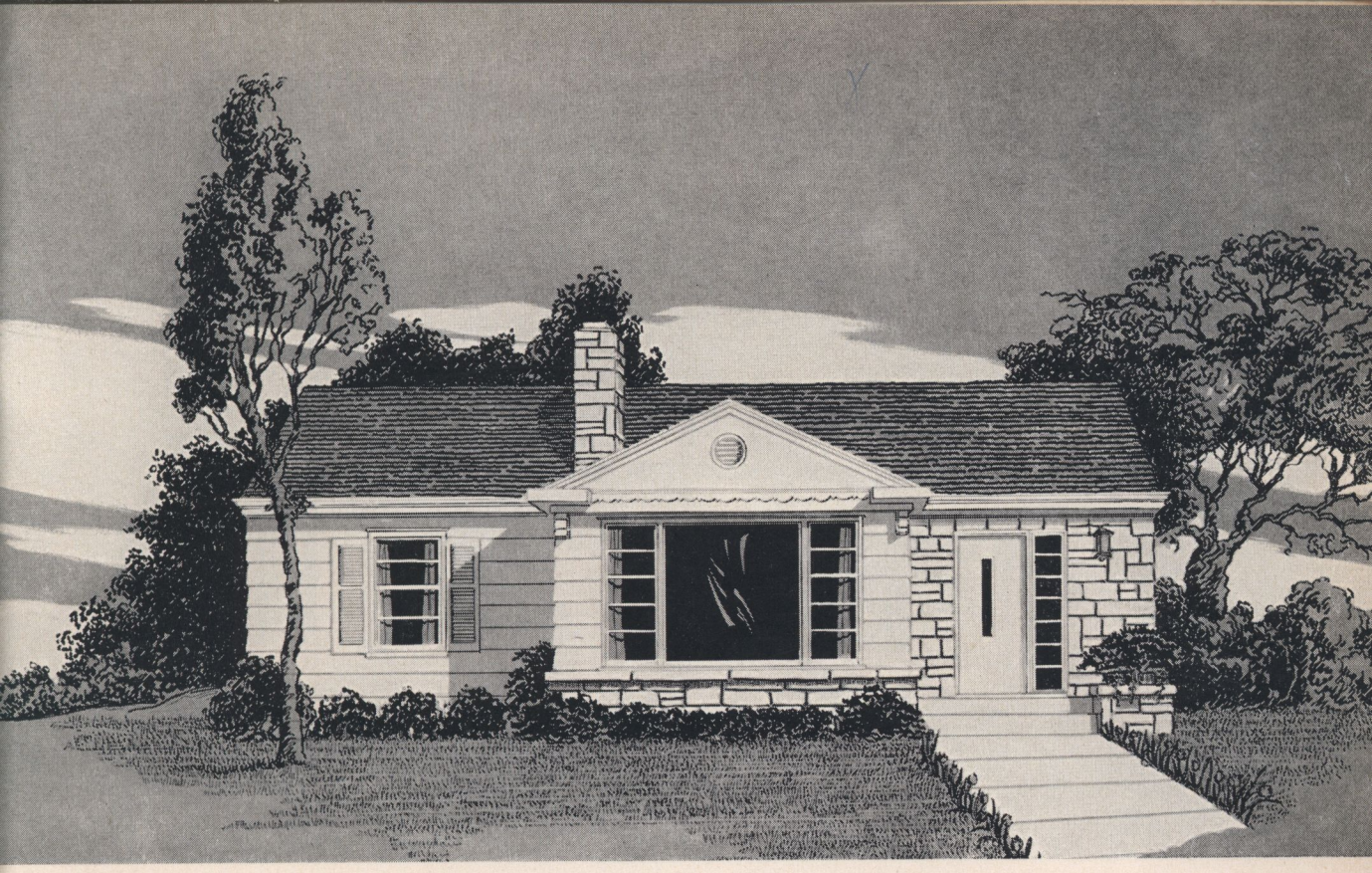
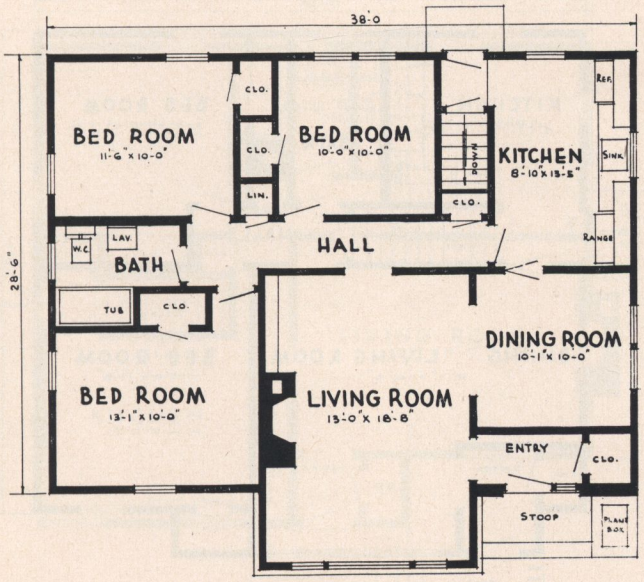


Avalon

EVERY foot of space is put to good use in this three-bedroom plan. The extended living room gives an original and impressive effect. The front hallway provides a protected entrance for privacy and the sleeping areas are isolated from the active part of the house.



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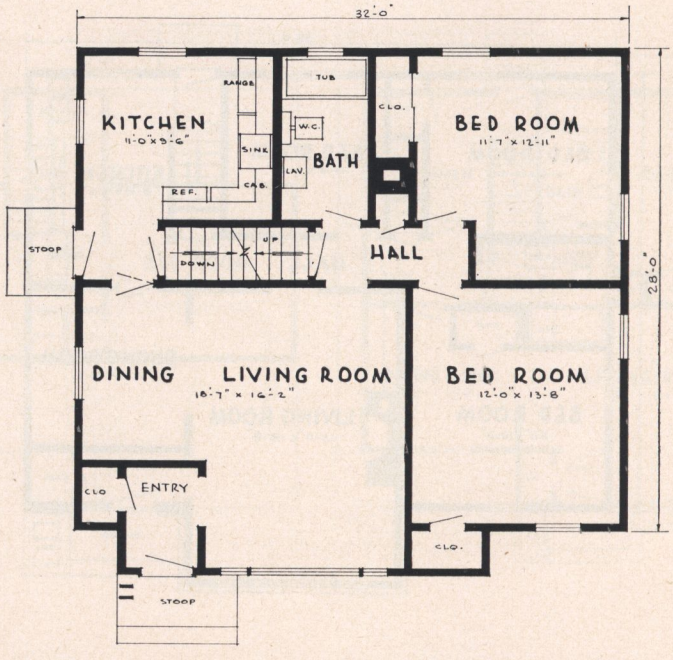
Westchester

THIS small, square-type home has an economical floor arrangement which includes an open plan living room-dining room combination. The large, roomy closets and additional attic provide ample storage space throughout the house. The exterior is one of simplicity and distinction.



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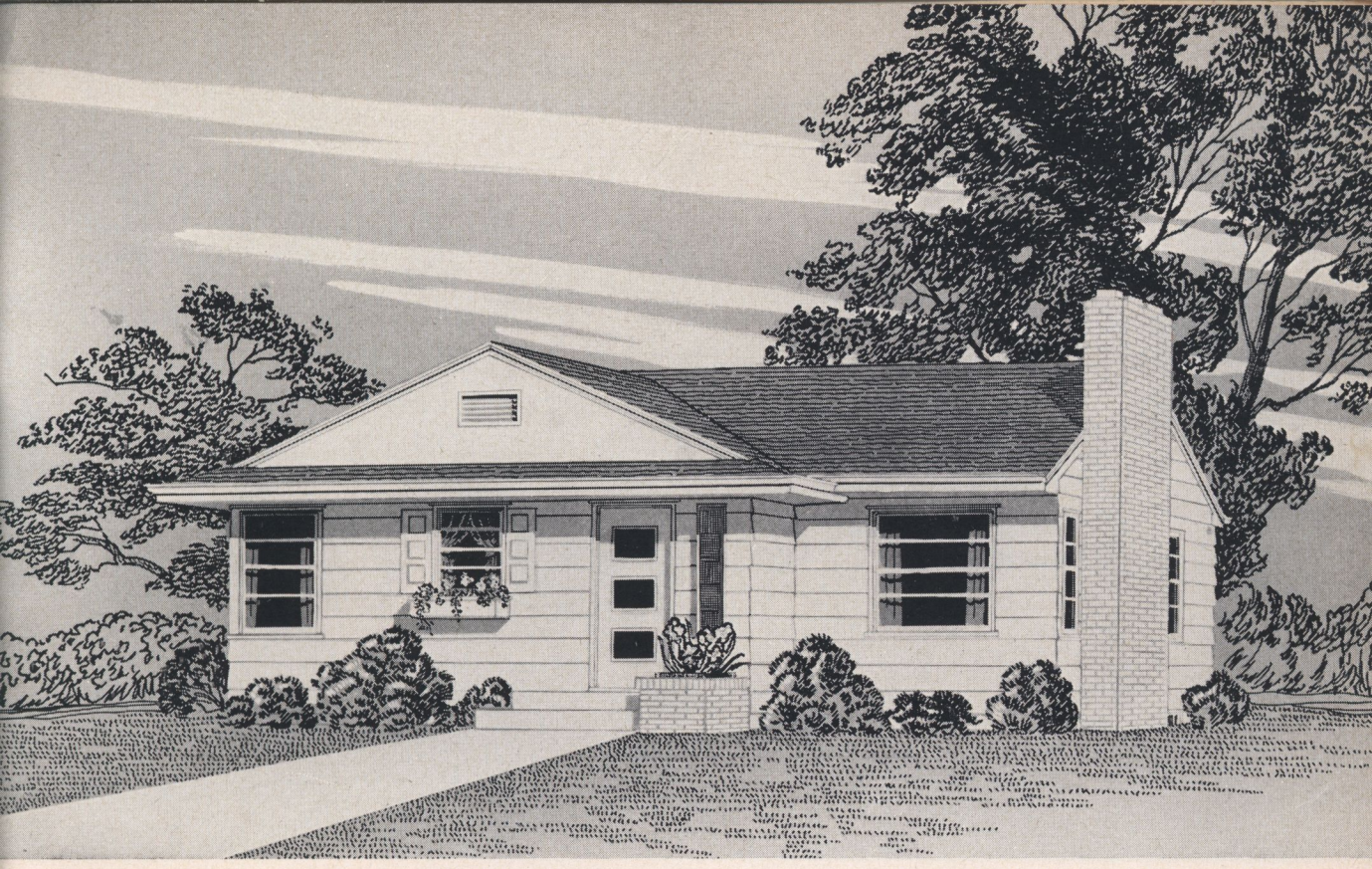
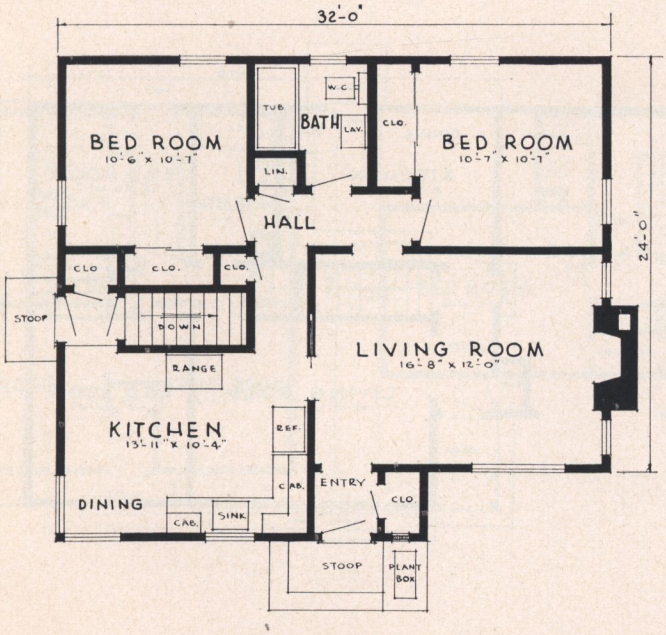


Linwood

THE front kitchen, with its well-lighted dining space, gives this house a distinction all its own. Notice also the fireplace in the living room and the large wardrobe-type closets in the bedrooms. A small, compact design that features all the elements of fine living.



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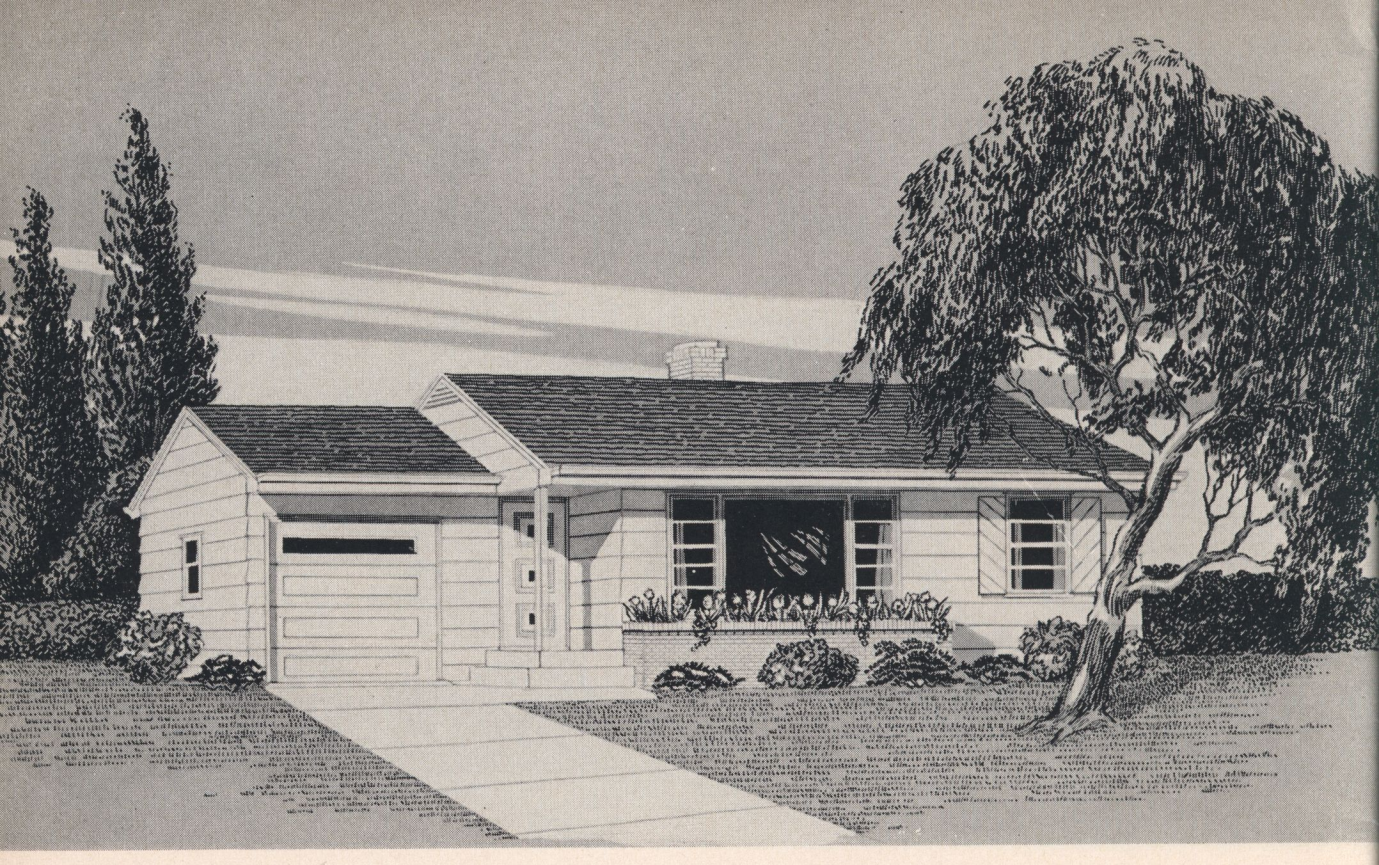
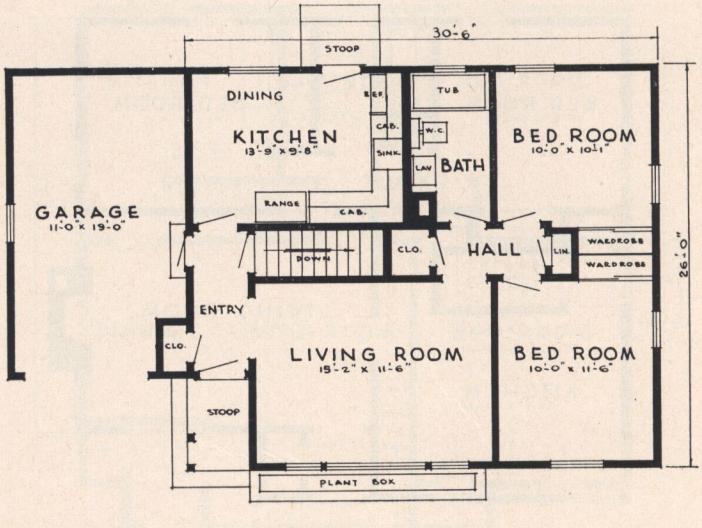


Huntington

THE exterior of this home is of pleasing simplicity and the large picture window in the living room adds charm. Emphasis is on simplified housekeeping. The kitchen with dining space is an important feature.



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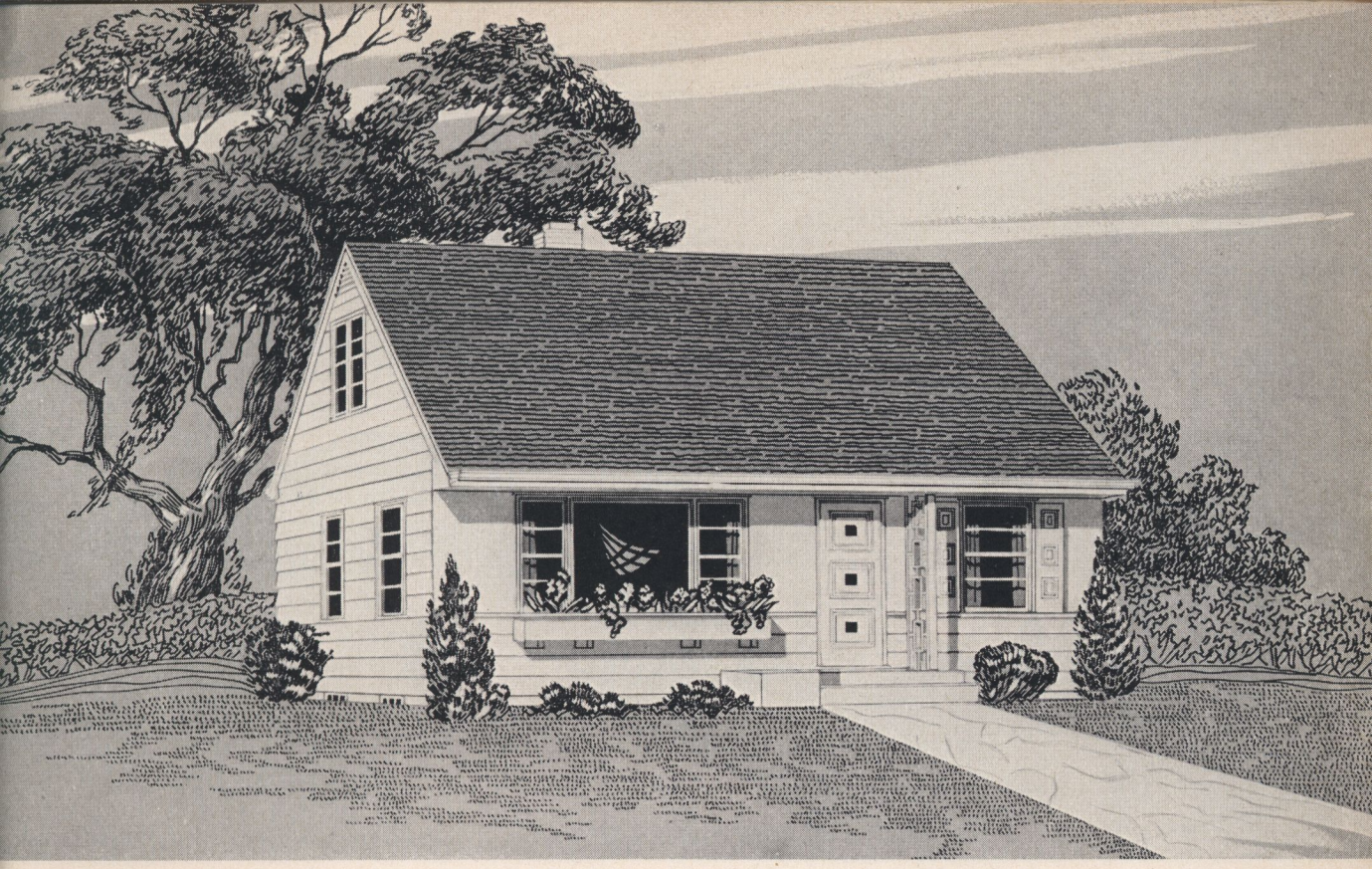
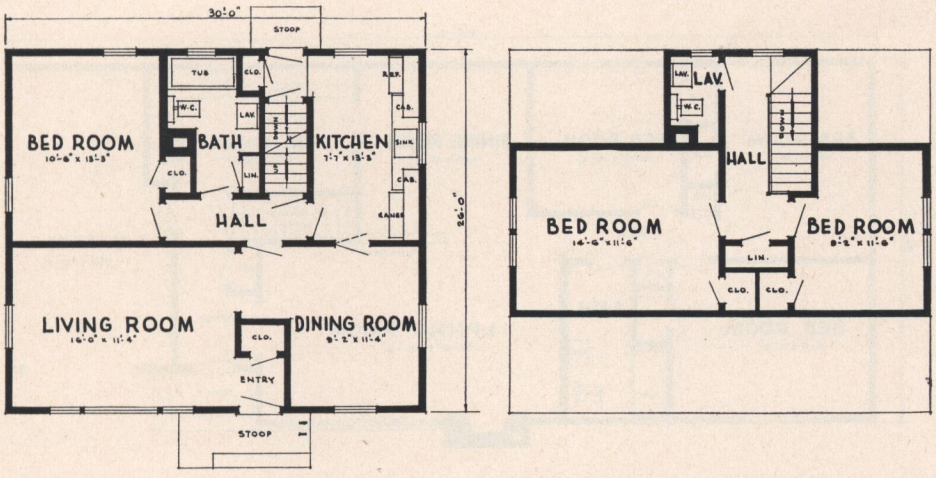


Kirby

HERE is a design for those who desire a two-story home that can be built on a modest budget. Living room, dining room, kitchen, bedroom and bath on the first floor. On the second floor are two bedrooms and lavette.



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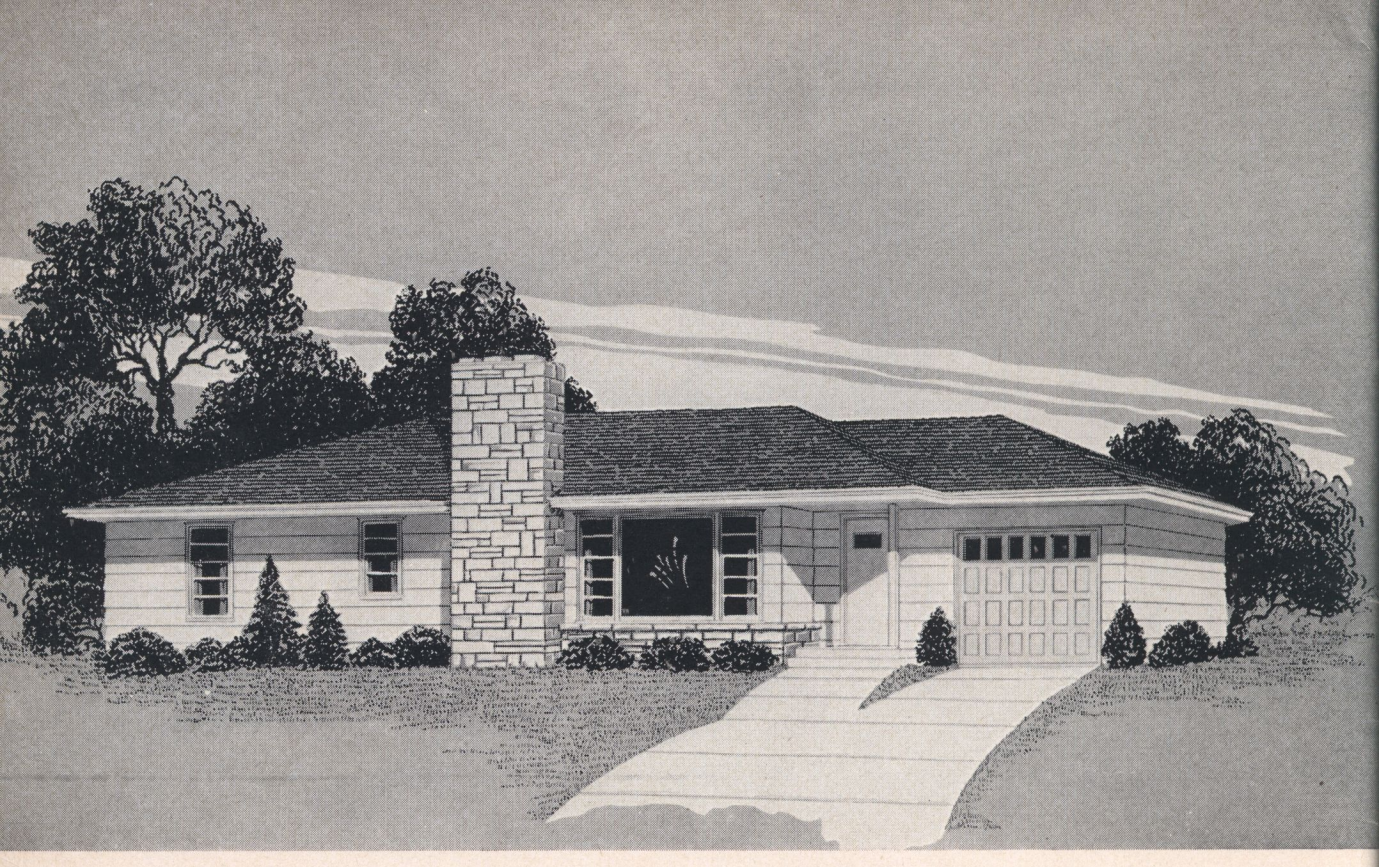
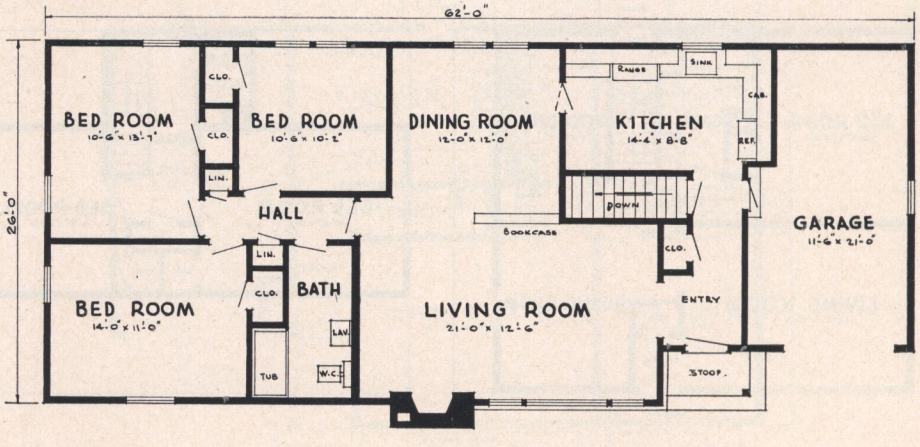


Delano

THIS home emphasizes spaciousness and comfort for the family requiring three bedrooms. A nice feature is the separation of this wing from the rest of the house. The projecting bookcase is a novel way of separating the living and dining areas.



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